



Woodlands Drive, THETFORD IP24 1JJ

welcome to

Woodlands Drive, THETFORD

A superb opportunity in the popular Woodlands area of Thetford-a well-presented two-bedroom mid-terraced home with a conservatory, sunny rear garden, and two parking spaces. Perfect for first-time buyers or investors, and within easy reach of the town centre and mainline station. Viewing is a must!



The Accommodation

Entrance door to:

Entrance Hall

With door to front and stairs to the first floor landing.

Living Room

13' 8" x 10' 4" (4.17m x 3.15m)

With TV point, built in under stairs storage cupboard, window to front and radiator.

Kitchen

12' 9" x 8' 6" (3.89m x 2.59m)

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, fridge/freezer, breakfast bar, electric oven, space and plumbing for washing machine, window to rear and door to:

Conservatory

12' 9" x 9' 7" (3.89m x 2.92m)

With door leading out to the rear garden.

First Floor Landing

With access to the loft space.

Bedroom One

13' 7" max. x 9' 9" max. (4.14m max. x 2.97m max.)

With window to front and radiator.

Bedroom Two

12' 6" max. x 7' 6" max. (3.81m max. x 2.29m max.)

With central heating boiler, window to rear and radiator.

Bathroom

With low level W.C, wash hand basin with taps over, bath unit with taps and shower attachment over, window to rear and heated towel rail.

Outside

To the rear of the property, the enclosed garden is largely laid to artificial lawn with a paved patio area, a range of garden shrubs and a gate to the rear.

Parking

The property comes with two allocated parking spaces to the rear.



view this property online williamhbrown.co.uk/Property/THF108074



welcome to

Woodlands Drive, THETFORD

- Well Presented Two Bedroom Mid-Terraced Home
- Located in the Popular Woodlands Area of Thetford
- Spacious Living Room - Ideal for Entertaining and Relaxing
- Two Double Bedrooms with Excellent Proportions
- Low Maintenance, Sunny Rear Garden with Artificial Lawn

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers in excess of
£200.000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/THF108074](https://www.williamhbrown.co.uk/Property/THF108074)



Property Ref:
THF108074 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)