

Fairfields, Thetford IP24 1JW



welcome to

Fairfields, Thetford

A chance to put your mark on a 3/4 bedroom terrace home with enclosed rear garden, gas central heating and driveway. This home is situated within a sought after location, with downstairs cloakroom, former garage converted into bedroom 4, 3 further bedrooms upstairs and family bathroom.

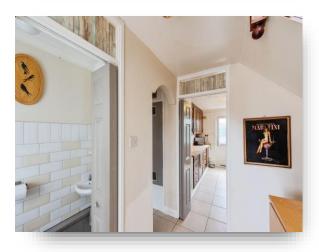












Entrance Hall

Door to the front aspect. Stairs leading to the first floor landing. Radiator.

Cloakroom

Window to the front aspect. Low level W.C. Wash hand basin. Heated towel rail.

Bedroom 4 (formerly Garage)

19' 11" x 7' 5" (6.07m x 2.26m) Window to the front aspect. Radiator.

Kitchen

12' 1" x 9' 9" (3.68m x 2.97m) Window to the rear aspect. Door leading to the rear. Fitted with a matching range of units with work surfaces over. Tiled flooring. Space for fridge freezer. Double oven.

Lounge

20' 11" Max x 11' 7" Max (6.38m Max x 3.53m Max) Window to the front aspect. Radiator. Fireplace. Door to the rear garden.

Bedroom 1

12' 3" Max x 9' 11" Max (3.73m Max x 3.02m Max) Window to the rear aspect. Radiator.

Bedroom 2

12' 4" Max x 11' 7" Max (3.76m Max x 3.53m Max) Window to the rear aspect. Radiator.

Bedroom 3

10' 4" Max x 10' 3" Max (3.15m Max x 3.12m Max) Window to the front aspect. Radiator.

Bathroom

Window to the front aspect. Wash hand basin. Low level W.C. Panel bath with shower head over. Heated towel rail.

Outside

To the rear is a patio area with some mature trees and shingle area



Parking at the front of the property.



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Fairfields, Thetford

- Terrace House
- Chance to put your stamp on things!
- 3/4 bedrooms
- Driveway
- Sought after location

Tenure: Freehold EPC Rating: C Council Tax Band: B

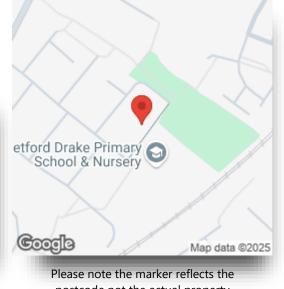
offers in excess of

£200,000



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postcode not the actual property



Property Ref: THF106406 - 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.

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