

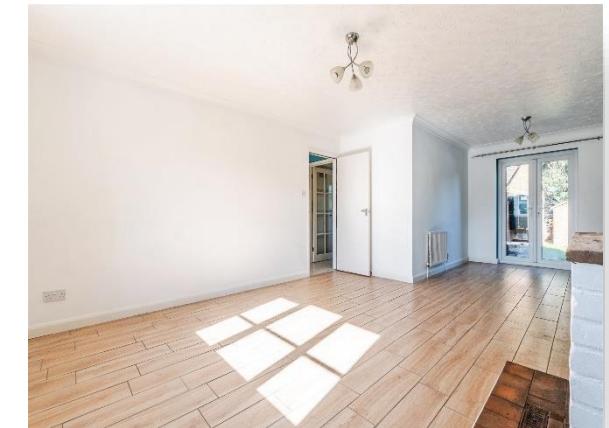


Mill Lane, Barnham, Thetford, IP24 2NG

welcome to

Mill Lane, Barnham, Thetford

GUIDE PRICE: £250,000 - £260,000! Set in the sought-after village of Barnham, this well-presented three-bedroom semi-detached home comes with the added benefit of a garage, ample parking and a good-sized rear garden. Offered with no onward chain, it's an excellent opportunity for home movers or investors alike!



Summary

Found in the ever-popular village of Barnham-highly sought after by both home movers and investors alike-this semi-detached home is a must view!

Positioned on a generous plot, the property offers ample off-road parking to the front along with the added benefit of a garage. Well presented both inside and out, the accommodation is light and spacious throughout. A welcoming entrance hall leads to a generous living/dining room, perfect for hosting and entertaining, along with a sleek and well-equipped kitchen. Upstairs, you'll find three good-sized bedrooms and a family bathroom.

To the rear, the sunny garden is of a good size and provides excellent scope for the new owner to enhance or simply enjoy as is.

Sold with no onward chain, this is a fantastic opportunity not to be missed!

The Accommodation

Entrance door to:

Entrance Hall

With door to front, tiled flooring, stairs to the first floor landing and built in under stairs storage cupboard.

Living / Dining Room

24' 3" x 14' 10" (7.39m x 4.52m)

With triple glazed window to front, fireplace, door leading out to the rear garden and radiator.

Kitchen

11' 4" x 8' 11" (3.45m x 2.72m)

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with taps and drainer over, space and plumbing for washing machine, electric oven, electric hob with extractor over, built in storage cupboard, double glazed window to rear and door leading out to the rear garden.

First Floor Landing

With access to the loft space and built in airing cupboard.

Bedroom One

9' 9" x 14' 9" (2.97m x 4.50m)

With triple glazed window to front and radiator.

Bedroom Two

13' x 9' 3" (3.96m x 2.82m)

With double glazed window to rear and radiator.

Bedroom Three

9' 10" x 11' 4" (3.00m x 3.45m)

With triple glazed window to front and radiator.

Bathroom

With W.C, wash hand basin with taps over, bath with electric shower attachment and mixer tap over, tiled flooring, double glazed frosted window to rear and heated towel rail.

Outside

Rear Garden

To the rear of the property is a garden which is largely laid to lawn with an oil tank, shed, paved patio area and access to:

Garage

With power and light connected and eaves storage space.



check out more properties at williamhbrown.co.uk



welcome to

Mill Lane, Barnham, Thetford

- GUIDE PRICE: £250,000 - £260,000!
- Popular Village Location with Easy Access to Local Amenities and Nearby Towns
- Three Bedroom Semi-Detached House
- Generous Frontage with Ample Off Road Parking and a Separate Garage
- Modern, Well-Equipped Kitchen
- Sunny Rear Garden with Plenty of Scope
- Spacious Living/Dining Room - Ideal for Entertaining!
- Sold with No Onward Chain!

Tenure: Freehold EPC Rating: E

Guide Price

£250,000



check out more properties at williamhbrown.co.uk



Please note the marker reflects the
postcode not the actual property



Property Ref:
THF108132 - 0001

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.



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk