





Columbine Close, Thetford, IP24 2YF



welcome to

Columbine Close, Thetford

This well-presented one bedroom maisonette style house on the sought-after Cloverfields estate offers allocated parking, a modern kitchen, bright living space - all within easy reach of Thetford's town centre, schools and transport links. Perfect for first-time buyers or investors!













The Accommodation:

Entrance Hall

Door to the front aspect. Stairs leading up the remainder of the accommodation. Storage cupboard.

Bathroom

Window to rear aspect. Wash hand basin. Panel bath with shower head over. Low level W.C. Central heating boiler

First Floor:

Lounge

14' 11" x 11' 3" (4.55m x 3.43m) Window to the front and rear aspects. Radiator.

Kitchen

10' 4" x 6' (3.15m x 1.83m)

Window to the rear aspect. Fully fitted with a matching range of base and eye level units with work surfaces over. Inset stainless steel sink with mixer taps over. Electric oven with electric hob and extractor hood over. Space for fridge freezer.

Bedroom

10' 5" x 8' 7" ($3.17m \times 2.62m$) Window to the front aspect. Radiator. Wardrobes.

Outside

Parking area to the rear with our understanding being the property comes with one allocated space.





welcome to

Columbine Close, Thetford

- Popular Cloverfields Estate Quiet, Family Friendly Setting
- Easy reach of Schools, Supermarkets and Town Centre Amenities
- Allocated Parking
- Property is bright and well decorated throughout
- No onward chain
- Great First Time Buy or Investment Opportunity
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: C

Council Tax Band: A

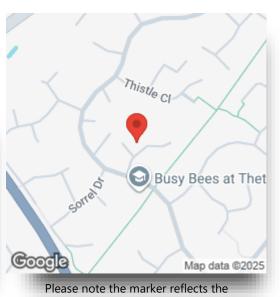
offers in excess of

£125,000









view this property online williamhbrown.co.uk/Property/THF108229



Property Ref: THF108229 - 0004 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

postcode not the actual property



williamhbrown.co.uk

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.