









welcome to

Winchester Way, Thetford

FOR SALE VIA TRADITIONAL AUCTION! Auction Date: 19th December 2025! No chain! Three-bed mid-terraced home on Abbey Farm estate, close to amenities & train links. Potential to improve with garage, parking & garden. Great opportunity to make it your own!













Summary

No onward chain! This popular style mid-terraced home on the sought-after Abbey Farm estate offers excellent potential for improvement and is perfectly situated close to schools, shops, supermarkets, and the main train line with direct links to Cambridge and Norwich.

Inside, you'll find an entrance hall with a convenient downstairs cloakroom, a well-equipped kitchen with ample space for dining, and a light, bright living room-ideal for relaxing or entertaining.

Upstairs, there are three well-proportioned bedrooms, all with plenty of built-in storage, plus a family bathroom.

The rear garden requires some attention, but provides a fantastic opportunity to design your own outdoor haven. With a garage and parking to the front, this home also offers excellent practicality.

With plenty of scope to add value and your own personal touches, this property is a must-see!

The Accommodation

Entrance door to:

Entrance Hall

With door to front and radiator.

Downstairs Cloakroom

With low level W.C, wash hand basin with taps over and window to front.

Living Room

14' 11" x 11' 1" (4.55m x 3.38m)

With TV point, window to rear, sliding doors leading out to the rear garden and two radiators.

Kitchen

16' 9" x 8' 5" (5.11m x 2.57m)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, space and plumbing for washing machine, space and point for electric cooker, space for fridge/freezer and window to front.

First Floor Landing

With built in airing cupboard, a further built in cupboard housing central heating boiler, access to the loft space and radiator.

Bedroom One

13' 11" to wardrobes. x 8' 5" (4.24m to wardrobes. x 2.57m

With built in wardrobes and window to rear.

Bedroom Two

14' 10" x 8' 6" (4.52m x 2.59m) With window to front.

Bedroom Three

10' 11" x 6' 3" (3.33m x 1.91m) With window to rear.

With Williadw to

Bathroom

With low level W.C, wash hand basin with taps over, bath and window to front.

Outside

To the rear, the garden is paved for ease of maintenance.

Garage And Driveway





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- FOR SALE VIA TRADITIONAL AUCTION!
- Auction Date: 19th December 2025
- No Onward Chain and Plenty of Potential to Improve!
- Well Equipped Kitchen with Dining Space
- Bright, Spacious Living Room
- Three Bedrooms with Ample Storage
- Garage, Parking & Rear Garden, with Scope to Enhance
- Downstairs Cloakroom & Upstairs Family Bathroom

Tenure: Freehold EPC Rating: C

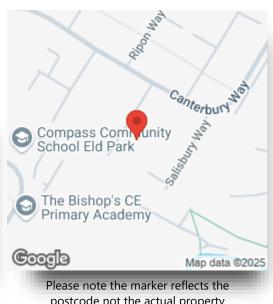
Guide Price

£90,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF107969



Property Ref: THF107969 - 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 quidance 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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