



Celia Phillips Close, Thetford, IP24 1TU

welcome to

Celia Phillips Close, Thetford

A lovely three bedroom home on Thetford's popular Ladies Estate, offered with no onward chain and brimming with potential to make your own, all within walking distance of schools, the train station and town centre!



Summary

Sold with no onward chain and set on the ever-popular Ladies Estate in Thetford, this three bedroom home is a great opportunity for those looking to create something special and put their own stamp on a property.

The location is ideal for families and commuters alike, with primary and secondary schools, the mainline railway station (with links to Cambridge and Norwich) and Thetford town centre all within easy walking distance. Everyday amenities, independent shops and cafés are right on hand, making this a convenient and well-loved place to live.

Outside, the property is greeted by a front garden and a useful brick-built storage cupboard, adding practicality from the outset.

Inside, the home offers a well-proportioned layout with plenty of potential for improvement. The ground floor currently comprises a welcoming entrance hall, a good sized living room, and a kitchen/diner with space for family meals. A rear lobby leads out to the garden and there is also the added benefit of a downstairs cloakroom.

Upstairs, a bright landing gives access to three comfortable bedrooms and a family bathroom.

The rear garden is mainly laid to lawn and provides a sunny, enclosed space that could easily be transformed into a lovely outdoor retreat.

With no chain and plenty of potential throughout, this is a wonderful opportunity in a sought-after part of town!

The Accommodation

Entrance door to:

Entrance Hall

With door to front.

Downstairs Cloakroom

With low level W.C.

Living Room

15' 7" x 13' 1" (4.75m x 3.99m)

With TV point, window to front and radiator.

Kitchen / Diner

16' 1" x 12' (4.90m x 3.66m)

With a range of fitted kitchen units at wall and base level with work surface over, inset stainless steel sink unit with mixer tap over, space and point for oven, space and plumbing for washing machine, space for fridge/freezer, central heating boiler, window to rear and radiator.

Rear Lobby

Downstairs Cloakroom

With low level W.C.

First Floor Landing

Bedroom One

13' 1" x 8' 10" (3.99m x 2.69m)

With window to front and radiator.

Bedroom Two

12' 11" x 8' 10" (3.94m x 2.69m)

With built in wardrobes, window to rear and radiator.

Bedroom Three

10' 4" max. x 6' 7" max. (3.15m max. x 2.01m max.)

With window to front and radiator.

Bathroom

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

Outside

Front Garden

To the front of the property, there is a garden which is largely laid to lawn with an external storage shed and pathway to the front door.

Rear Garden

To the rear, the enclosed garden is largely laid to lawn.



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welcome to

Celia Phillips Close, Thetford

- Sold with No Onward Chain!
- Popular Ladies Estate Location
- Three Bedroom Terraced Home
- Walking Distance to Schools, Train & Bus Stations and Town Centre
- Great Potential to Improve and Modernise Throughout
- Spacious Living Accommodation
- Ground Floor Cloakroom & First Floor Family Bathroom
- Sunny Rear Garden, Also With Scope to Improve

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

offers over

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THF108247 - 0003

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