



**WILTON ROAD** OFFERS IN EXCESS OF £160,000 **Chilterns**  
THETFORD, IP26 4AY

# WILTON ROAD

THETFORD, IP26 4AY

Chilterns

An established three bedroom semi-detached house in need of updating and improvement and pleasantly situated in a non-estate position within this well served Norfolk village and enjoying a large rear garden backing onto farmland. Offered to the market with no Onward Chain.

## General

Feltwell is a large village which is served by several shops, a primary school, public houses and other facilities, including a modern Doctors surgery. The village is about 6 miles from the town of Brandon, 16 miles from Thetford, 38 miles from the city of Norwich, 21 miles from the Historic Town of Bury St Edmunds, 34 miles from the city of Cambridge and 15 miles from both Ely and Newmarket. King's Lynn lies approximately 24 miles to the North, with the North Norfolk coast beyond. Add own description here

## Description

**Services:** All mains services are believed to be connected to the property.

**Local Authority:** King's Lynn and West Norfolk Borough Council

**Council Tax:** A -





**SITUATION & LOCATION** This established semi-detached ex-local authority house is located in a pleasant non-estate position within this well served Norfolk village.

Whilst there have been some improvements carried out with the installation of Upvc double glazing over the years, the property does now require updating and improvement throughout and now offers those purchasers seeking a home to improve a wonderful opportunity to do so.

Enjoying a large rear garden which backs onto farmland and offered to the market with no Onward Chain.

Feltwell is a large village which is served by several shops, a primary school, public houses and other facilities, including a modern Doctors surgery. The village is about 6 miles from the town of Brandon, 16 miles from Thetford, 38 miles from the city of Norwich, 21 miles from the Historic Town of Bury St Edmunds, 34 miles from the city of Cambridge and 15 miles from both Ely and Newmarket. King's Lynn lies approximately 24 miles to the North, with the North Norfolk coast beyond.

Feltwell is a large village which is served by several shops, a primary school, public houses and other facilities, including a modern Doctors surgery. The village is about 6 miles from the town of Brandon, 16 miles from Thetford, 38 miles from the city of Norwich, 21 miles from the Historic Town of Bury St Edmunds, 34 miles from the city of Cambridge and 15 miles from both Ely and Newmarket. King's Lynn lies approximately 24 miles to the North, with the North Norfolk coast beyond.

**ENTRANCE HALL** With entrance door, radiator, staircase leading to first floor.

**LOUNGE** Radiator, double glazed window.





**KITCHEN** Comprising of work surface with stainless steel sink unit, plumbing for automatic washing machine, under stairs storage cupboard, UPVC double glazed window.

**REAR LOBBY** Radiator, door to outside.

**GROUND FLOOR BATHROOM** Comprising of bath, WC, wash hand basin, shower cubicle, radiator, UPVC double glazed window.

**STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR**

**LANDING** Radiator, access to loft space.

**BEDROOM ONE** Range of fitted wardrobe, cupboards, radiator, UPVC double glazed window.

**BEDROOM TWO** Radiator, UPVC double glazed window.

**BEDROOM THREE** Radiator, UPVC double glazed window.

**OUTSIDE** The good sized front garden provides parking for a number of vehicles and leads to the large established rear garden which backs onto farmland.

Within the rear garden is a paved patio area. Within the rear garden are a number of established trees and a brick outbuilding and oil tank.

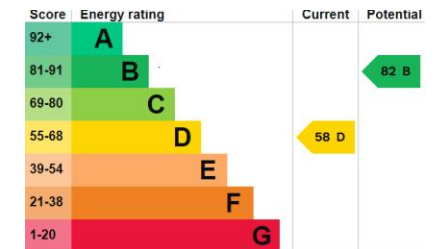
**COUNCIL TAX** Band A

**SERVICES** Mains water, drainage and electric.  
Oil Heating.

**EPC RATING** To be confirmed.







**Chilterns**



36 High Street, Brandon, Suffolk, IP27 0AQ  
 T: 01842 813466 | F: 01842 815295  
 E: brandon@chilterns.co  
 www.chilterns.co