

Chilterns



Globe Street, Methwold

£850 pcm

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Globe Street, Methwold, Thetford, Norfolk, IP26 4PQ

A beautiful mid-terraced two bedroom cottage situated within a non-estate position close to the centre of this popular Norfolk village. Having been greatly improved by the current owners the property is well presented throughout and enjoys modern kitchen and bathroom with a multi-fuel burner and sealed unit double glazing.



SITUATION LOCATION

This well presented mid-terraced cottage is set in a non-estate position close to the centre of the popular Norfolk village of Methwold. Having been greatly improved by the current owners, the property benefits from a modern fitted kitchen and bathroom suite.

Further benefits include a multi-fuel burner within the living room, separate dining room as well as two first floor bedrooms. In addition the courtyard garden there is an additional larger portion of garden.

Viewings are highly recommended to appreciate the accommodation on offer.

Lying on the edge of the Thetford Forest, Methwold is a village of traditionally built chalk and flint cottages and houses; a church; secondary and primary schooling; a public house and club; sports facilities; shops and other amenities. The village is propertywell placed within easy reach of the road network system leading to Ely and Cambridge to the South, Kings Lynn to the North, Downham Market, Swaffham and Thetford to the East and West. The Suffolk market town of Brandon is approximately 7 miles away.

LIVING ROOM 12' 0" x 11' 10" (3.68m x 3.63m)

With multi-fuel burner, built in storage cupboard, door to stairs, under stairs storage cupboard, brick flooring, two uplighters, sealed unit window to front and radiator.

DINING ROOM 12' 7" x 8' 0" (3.86m x 2.44m)

With open fire (not in use), brick flooring, sealed unit window to rear and radiator.

KITCHEN 7' 4" x 8' 7" (2.26m x 2.64m)

Range of matching wall and floor cupboard units with work surfaces over incorporating butler sink, integrated washing machine, integrated fridge, integrated freezer, space and point for electric cooker range, ceramic tiled floor, sealed unit UPVC window to rear and sealed unit UPVC door to rear.

FIRST FLOOR LANDING

BEDROOM 1 12' 2" x 9' 3" (3.73m x 2.84m)

With access to loft space and sealed unit window to front.

BEDROOM 2 8' 9" x 7' 4" (2.67m x 2.26m)

Built in double wardrobe, built in airing cupboard with hot

water tank and immersion heater and leading to: Main area, being double aspect with sealed unit windows to side and rear.

BATHROOM 8' 7" x 4' 9" (2.62m x 1.45m)

With w.c, wash hand basin, panelled bath with electric shower over, sealed unit window to rear and night storage heater.

OUTSIDE There is a small shingled area to the front of the property. To the rear of the property there is a paved courtyard garden with an outside tap and light. There is a right of way for vehicle access via no 21's shingled driveway/5 bar gate. The rear garden is partly laid to lawn and provides off road parking and a woodstore. There is an outside tap and light and there are a number of fruit trees and the garden itself stretches down to the church grounds.

AGENTS NOTE There is a pedestrian right of way for number 27 between the private fenced courtyard garden and the outbuilding and also for the rear garden.

SERVICES Mains water and electric

Septic Tank Drainage

Oil Fired Central Heating

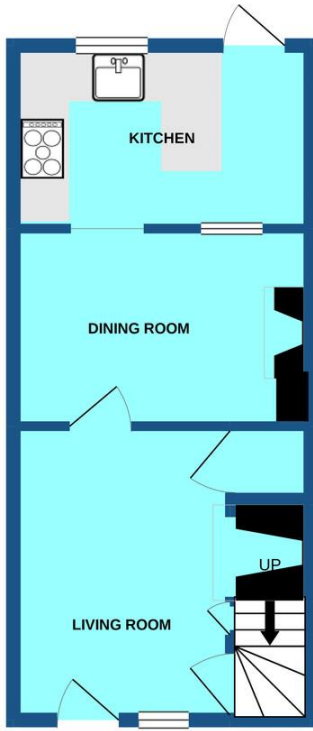
COUNCIL TAX Band B

EPC RATING Band D

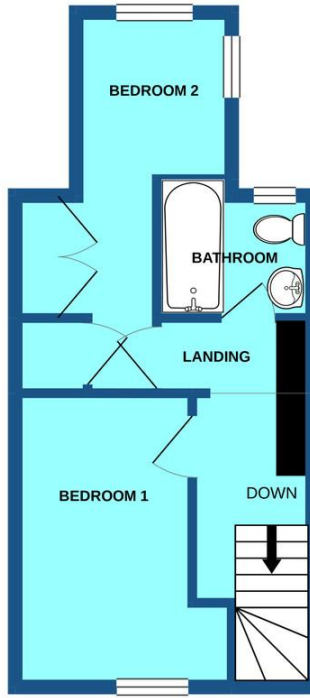
RENT ADJUSTMENT FOR PET INCLUSION Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.



GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.

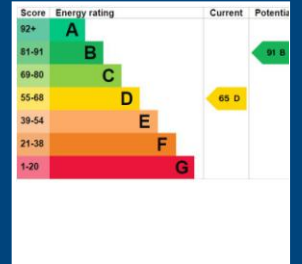


1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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