



Sycamore Covert, Thetford, IP24 2UJ

welcome to

Sycamore Covert, Thetford

GUIDE PRICE: £130,000-£140,000! A ground floor apartment within the sought after Cloverfields estate in Thetford offering spacious two bedroom accommodation, open plan living room/kitchen, bathroom and an allocated parking space, making it an ideal first time or investment purchase!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road links convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is criss-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

The Accommodation:

Entrance Hall

Door to the front aspect. Electric heater.

Living Room / Kitchen

19' 6" x 20' 6" (5.94m x 6.25m)

Open place space including fitted kitchen units and work surfaces over. Electric oven with electric hob. Stainless steel sink drainer with mixer tap over. Plumbing for washing machine Four windows to outside area. Television point. Two storage heaters.

Bedroom One

13' 4" max. x 10' 8" (4.06m max. x 3.25m)

Window. Built in wardrobes. Electric heater.

Bedroom Two

12' 5" max. x 9' 4" max. (3.78m max. x 2.84m max.)

Window. Electric heater.

Bathroom

Panel bath with shower head over. Low level W.C. Two windows. Airing cupboard. Wash hand basin.

Outside

The property comes with one allocated parking space.

Leasehold

The current vendor confirms the property has a 125 year lease as of January 2004 with approximately 106 years remaining and a current annual ground rent of £660 approximately. Please contact the Branch for more details.



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Sycamore Covert, Thetford

- GUIDE PRICE: £130,000-£140,000!
- Ground Floor Apartment
- Spacious Accommodation Throughout
- Two Double Bedrooms
- Allocated Parking Space
- Popular Cloverfields Estate Position
- A Great First Time or Investment Buy
- Open Plan Living Room / Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 600.00

guide price

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF108056 - 0003

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