



ELY WAY

THETFORD, IP24 1DR

£170,000

FREEHOLD

Chilterns

ELY WAY

THETFORD, IP24 1DR

Chilterns

Are you searching for a three bedroom property that you can add your own stamp to? Look no further than this mid terraced home which is within walking distance of the train station and town centre.

General

Chilterns are pleased to bring this three bedroom mid terraced home to the market which is positioned ideally for commuters within walking distance of the train station and bus station. The property would benefit from some modernisation and would make the ideal first time or investment purchase.

Description

Local Authority: Breckland District Council

Council Tax: A - £1,519





SITUATION LOCATION

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.



The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

ENTRANCE HALL UPVC sealed unit entrance door to front, under stairs storage area, storage cupboard, laminate flooring, radiator.

WC Two piece suite comprising; WC, sink unit, vinyl flooring, UPVC sealed unit double glazed window to front.

KITCHEN / BREAKFAST ROOM Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating stainless steel one and half bowl sink with mixer tap over, space for American style fridge freezer, gas oven and hob with extractor hood over, tiled splash backs, space for under counter appliances, radiator, UPVC sealed unit double glazed window to front, laminate flooring, breakfast bar, opening to:





LOUNGE UPVC sealed unit double glazed sliding patio doors to rear, UPVC sealed unit double glazed window to rear, laminate flooring, radiator.

LANDING Doors to all first floor accommodation, fitted carpet, access to loft space, large storage cupboard, further cupboard housing gas boiler.

BEDROOM ONE UPVC sealed unit double glazed window to rear, wooden flooring, radiator.

BEDROOM TWO UPVC sealed unit double glazed window to front, wooden flooring, radiator.

BEDROOM THREE UPVC sealed unit double glazed window to rear, wooden flooring, radiator.

BATHROOM Three piece suite comprising; WC, pedestal wash basin, panelled bath with shower attachment over, superset electric shower, UPVC sealed unit double glazed window to front, fully tiled walls, vinyl flooring, heated towel rail.

OUTSIDE To the front of the property there is a paved pathway leading to the front entrance door with small garden area. There is also a garage to the front of the property.

The rear garden is mainly laid to patio with a small lawn area. The rest is fully enclosed by wooden fencing and has rear access gate.

GARAGE Single garage with up and over door, power and light connected. There is driveway parking in front of the garage for one vehicle.

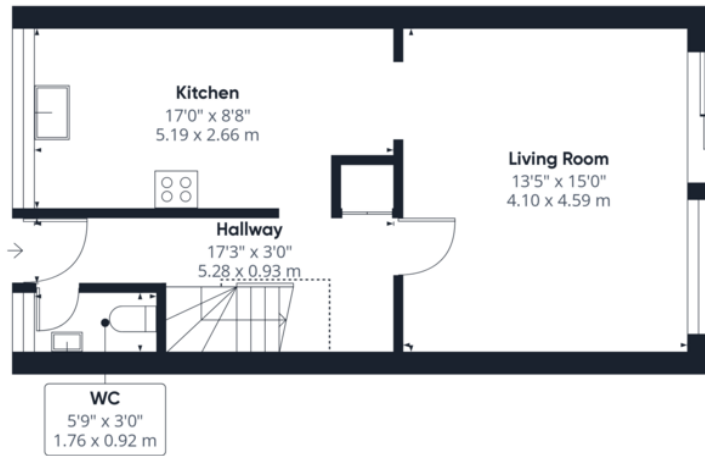
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC TBC.

COUNCIL TAX Band A.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

895.88 ft²

83.23 m²

Reduced headroom

14.91 ft²

1.39 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



EPC

Chilterns



14 Bridge Street, Thetford, Norfolk, IP24 3AA

T: 01842 754161 | F: 01842 762900

E: thetford@chilterns.co

www.chilterns.co