



**Parklands Avenue, Shipdham THETFORD IP25 7PZ**

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## **Parklands Avenue, Shipdham THETFORD**

Charming two-bedroom semi-detached bungalow in Shipdham, offering modern open-plan living, conservatory, garage, and gardens with field views.



## Lounge

19' 6" x 11' 2" ( 5.94m x 3.40m )

Wood effect flooring, Double glazed window to the front aspect, Two radiators

## Kitchen/Diner

13' 11" x 7' 1" ( 4.24m x 2.16m )

Vinyl flooring, Range of wall mounted low level units, Complimentary rolled-edge work surfaces, Inset 1.5 sink drainer, Ceramic hob, Enclosed extractor hood, Integrated oven, Integrated microwave, Space for washing machine, Space for fridge freezer, Breakfast bar

## Conservatory

12' 9" x 6' 1" ( 3.89m x 1.85m )

Vinyl flooring, UPVC double glazing

## Bedroom

11' 3" x 8' 9" ( 3.43m x 2.67m )

Carpet flooring, Radiator, Double glazed window to the rear aspect

## Bedroom 2

8' x 7' 1" ( 2.44m x 2.16m )

Carpet flooring, Double glazed to the rear aspect, Radiator, Built in storage

## Shower Room

Vinyl flooring, Low-level WC, Double glazed window to the rear aspect, Boiler cupboard, Radiator, Pedestal handwash basin

## Garage

16' 5" x 9' 6" ( 5.00m x 2.90m )

Power and lighting

## Outside

To the front of the property there is a driveway leading to the garage and a small area laid to lawn. The rear garden is fully enclosed with a brick weave pathway leading to the main rear garden which is laid to lawn.



Total floor area 75.5 m<sup>2</sup> (813 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.co](http://www.propertybox.co)



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## Parklands Avenue, Shipdham THETFORD

- Semi-Detached Bungalow
- Peaceful Cul-de-sac Location
- Modern Open-Plan Lounge/Kitchen/Diner
- Conservatory
- Gas Central Heating

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£210,000**



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WAT108808 - 0003

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