



Parklands Avenue, Shipdham THETFORD IP25 7PZ

welcome to

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

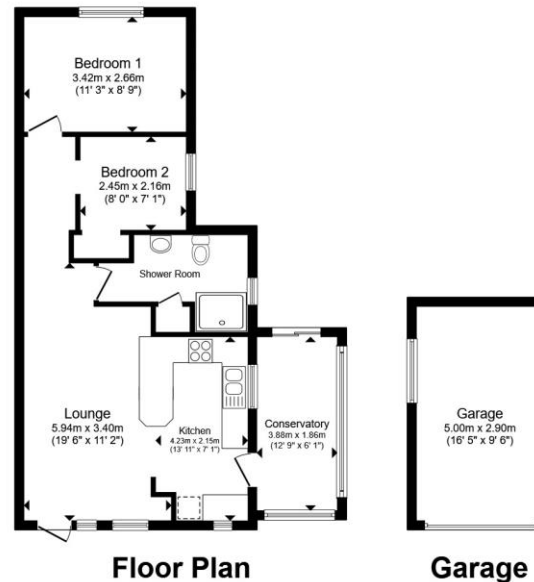
Garage

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 m² (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.io


william
h brown



check out more properties at williamhbrown.co.uk



welcome to

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



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
WAT108808 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk