



Anne Bartholomew Road

Thetford, IP24

Guide price £220,000

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Description

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Found on the charming Ladies Estate of Thetford, Norfolk, this beautifully presented mid-terrace house offers a perfect blend of comfort and modern living. Built in circa 1970, this spacious home spans over 1000 square feet of accommodation, providing ample room for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, and sets a warm tone for the rest of the home. The generous lounge is a highlight, seamlessly connecting to a converted garage that currently serves as a versatile home office and playroom, ideal for both work and leisure (and could also be used as a 4th Bedroom, if required).

The modern kitchen is a true delight, featuring contemporary fittings and ample storage. It flows effortlessly into a charming garden room, which opens up to the rear garden. This outdoor space is perfect for entertaining or relaxing, with a combination of decking and lawn, complemented by a handy timber shed for additional storage.

Upstairs, you will find three well-proportioned bedrooms, each equipped with built-in wardrobes, ensuring plenty of storage space. The modern family bathroom (fitted 2 years ago) completes the upper level, providing a stylish and functional area for daily routines.

This property benefits from gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year.

Internal viewing is highly recommended to fully appreciate the space and potential this lovely home has to offer. Whether you are a first-time buyer or looking to upsize, this property is a wonderful opportunity in a sought-after location.

Measurements

Entrance Hall & Cloakroom

Lounge - 18' 4" x 11' 9"

Office/ Playroom - 15' 8" x 9' 4"

Kitchen - 12' 8" x 7' 3"

Garden Room - 9' 2" x 8' 7"

Stairs to first floor landing

Bedroom 1 - 12' 8" x 9' 6"

Bedroom 2 - 12' 8" x 9' 9" max

Bedroom 3 - 9' 7" x 7' 4"

Bathroom - 6' 11" x 6' 1" max

Agents Note

The vendors have advised that there is un-allocated parking to the rear of the property, and that they have parked 2 cars there for the last eight years with no issues.

Council Tax Band - B, Breckland

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Tel: 01842 818282

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

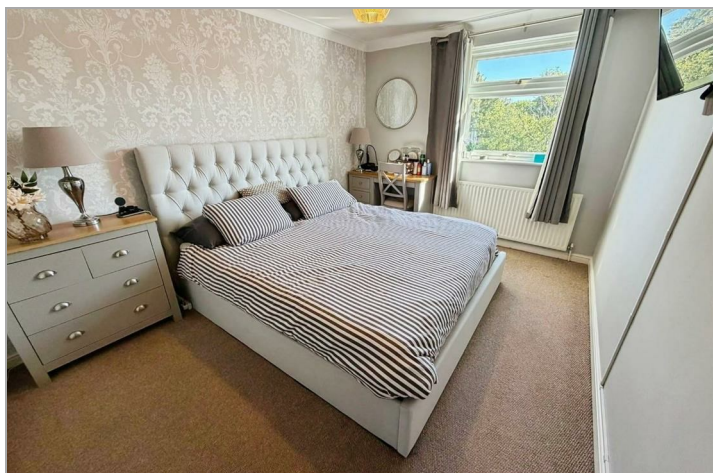
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this

service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

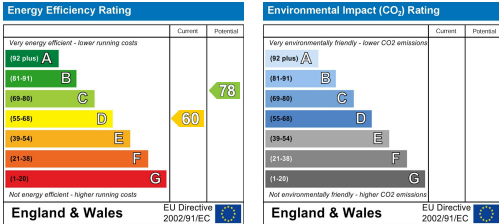




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.