






**Ellington Road, Barnham, Thetford, IP24 2NN**

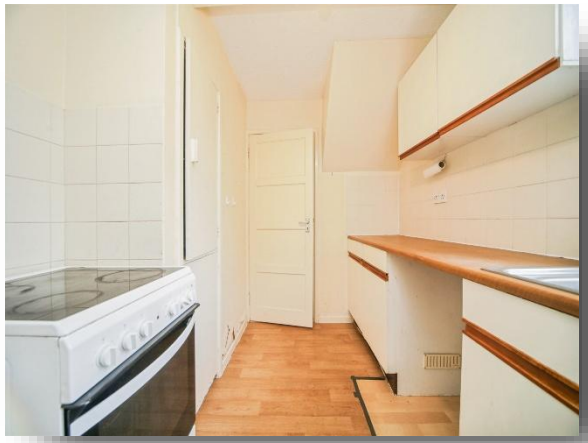
william h brown

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## Ellington Road, Barnham, Thetford

SOLD WITH NO CHAIN! A spacious two-bed home in sought-after Barnham village! Ideal first-time buy or investment with large living space, two double bedrooms, rear garden, separate garage & easy access to Thetford's range of amenities, viewing is essential!













## Summary
Set in the hugely desirable village of Barnham, on the edge of Thetford, this two-bedroom home is perfect for first-time buyers, investors, or anyone looking to enjoy the best of both village charm and town convenience. With Thetford's wide array of amenities, schools, and transport links just a short drive away, you'll benefit from peaceful surroundings without compromising on practicality.

Inside, the home offers spacious accommodation with plenty of potential to make it your own. The generous living/dining room provides the ideal space to relax or entertain, while the family kitchen is well-sized and functional. Upstairs, you'll find two double bedrooms and a family bathroom, making the layout versatile for individuals, couples or small families.

Outside, the good-sized rear garden presents an opportunity to create your own outdoor haven-whether for gardening, entertaining, or simply relaxing in the sun. And, with the additional garage that comes with the property, there is great storage and practicality too!

With its blend of space, location, and potential, this is a home that is absolutely worthy of early viewing-call today to arrange yours!

## The Accommodation
Entrance door to:

### Entrance Hall
With door to front and stairs to the first floor landing.

### Lounge
With built in understairs storage cupboard, two windows to rear and night storage heater.

### Kitchen
With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with taps and drainer over, space and plumbing for washing machine, space for fridge/freezer, space and point for electric oven, window to front and door to side.

### First Floor Landing
With built in storage cupboard and window to front.

### Bedroom One
With built in storage cupboard, window to rear and night storage heater.

### Bedroom Two
With built in wardrobes, window to rear and night storage heater.

### Bathroom
With W.C, wash hand basin with taps over, bath with taps and shower attachment over and window to front.

### Outside

### Front Garden
To the front of the property, there is a lawned garden.

### Rear Garden
To the rear, the enclosed garden is also largely laid to lawn.

## Agents Note
Please note that there is an Estate Charge associated with this property, totalling £340.48 for the period 2026/27.

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# Ellington Road, Barnham, Thetford

- Sought After Village of Barnham
- Access to Thetford's Shops, Schools & Transport Links
- Great for First Time Buyers or Investors, Sold with No Chain!
- Spacious Living/Dining Room
- Well Proportioned Kitchen
- Two Double Bedrooms
- Scope to Modernise and Add Value
- Garage for Added Practicality

Tenure: Freehold EPC Rating: E Council Tax Band: B

**Guide Price**

## £140,000






Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/THF108459

The Property Ombudsman

Property Ref:
THF108459 - 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.

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