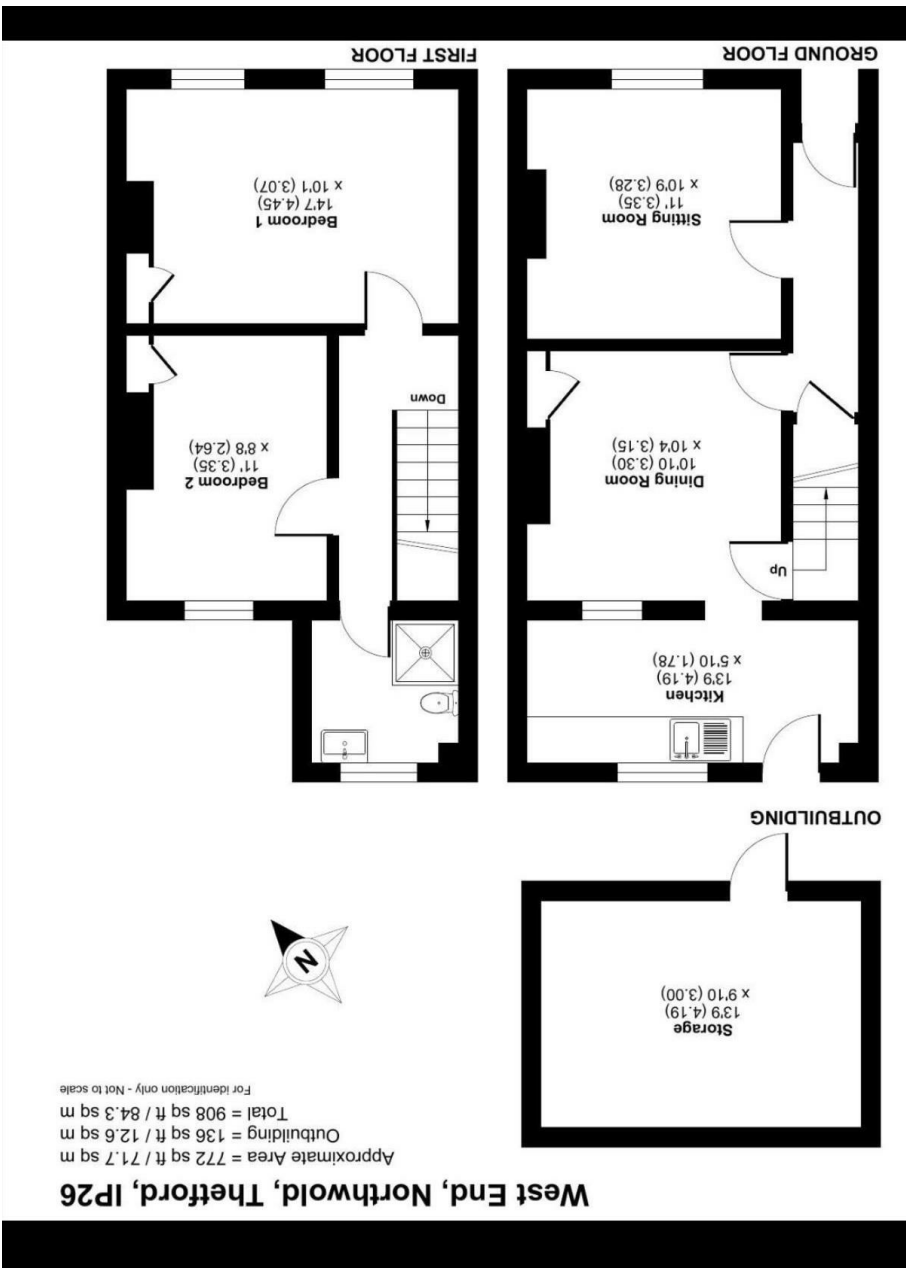


England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	90	45
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

Council Tax Band - A

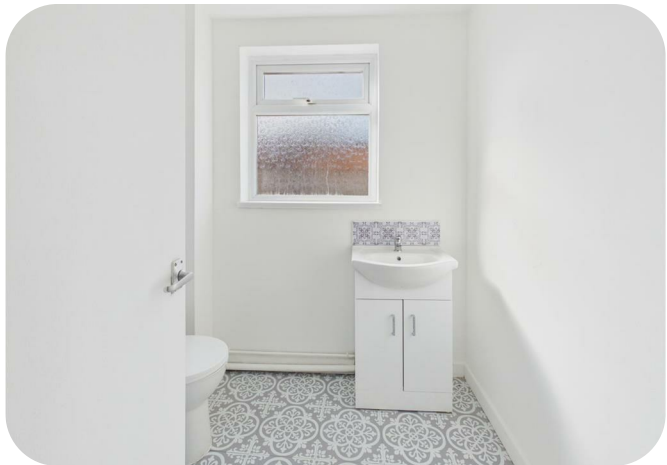


81 West End,
Northwold, Thetford,
Norfolk, IP26 5LG

£155,000

- UPVC Double Glazed Windows
- Kitchen
- Electric Heating
- 2 Reception Rooms
- No Onward Chain
- Mid Terrace House
- 2 Bedrooms & First Floor Shower Room
- Enclosed Garden with Brick Storage Shed
- Recently Rewired, New Ceilings & Decoration

Located within the sought-after village of Northwold, this attractive two-bedroom mid-terrace property offers character, practicality and a range of recent improvements, making it an excellent opportunity for first-time buyers, or home movers seeking a peaceful village lifestyle. The accommodation is well arranged and comprises two reception rooms, providing flexible living and dining space, together with a fitted kitchen to the rear. On the first floor are two bedrooms and a modern shower room. The property benefits from UPVC double glazed windows and electric heating, whilst recent works include a full rewire, replacement ceilings and redecoration, creating a fresh and well-presented interior ready for immediate occupation. Outside, the enclosed rear garden offers a private outdoor space to enjoy, complemented by a useful brick-built storage shed. Northwold is a well-regarded Norfolk village surrounded by attractive countryside and offering a strong sense of community. The market towns of Downham Market, Brandon & Thetford are within easy reach, providing a wider range of shopping, leisure and rail connections. The village is also conveniently positioned for access to King's Lynn, Thetford Forest and the A134 road network. Viewing is highly recommended to fully appreciate the accommodation, condition and village setting on offer.



- Entrance Hall
- Dining Room
3.30m x 3.15m (10' 10" x 10' 4")
- Brick Storage Building
4.19m x 3m (13' 9" x 9' 10")
- Kitchen
4.19m x 1.78m (13' 9" x 5' 10")
- Bedroom 1
4.45m x 3.07m (14' 7" x 10' 1")
- Sitting Room
3.35m x 3.28m (11' 0" x 10' 9")
- Bedroom 2
3.345m x 2.64m (11' 0" x 8' 8")