



Winchester Way, Thetford, IP24 1EN

welcome to

Winchester Way, Thetford

A SPACIOUS and VERSATILE mid-terraced home on the popular Abbey Farm estate, offering THREE BEDROOMS, a bright living/dining room to rear, downstairs cloakroom, upstairs family bathroom and generous rear garden, all within close reach of amenities!



The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and radiator.

Downstairs Cloakroom

With low level W.C, wash hand basin with taps over, tiled walls and window to front.

Kitchen / Breakfast Room

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

Lounge / Diner

With TV point, door to rear garden and two radiators.

First Floor Landing

With built in airing cupboard and further built in storage cupboard.

Bedroom One

With built in wardrobes, window to front and radiator.

Bedroom Two

With built in wardrobes, window to rear and radiator.

Bedroom Three

With window to rear and radiator.

Bathroom

With low level W.C, wash hand basin with taps over, bath with taps and shower attachment over, window to front and radiator.

Outside

To the rear of the property, the garden is largely paved and with a gate to rear.

Garage & Driveway

Agents Note

We have been advised that this property is part of a CPO. Please contact the Branch for further details or conduct your own due diligence.



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welcome to

Winchester Way, Thetford

- Mid-Terraced Home on the Abbey Farm Estate
- Ideal First Time or Investment Buy!
- Three Good Sized Bedrooms, Two with Built in Storage
- Spacious Living/Dining Room to Rear
- Well Equipped Kitchen
- Enclosed Rear Garden
- Ground Floor Cloakroom & First Floor Bathroom
- Walking Distance to Town Centre & Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF108420 - 0004

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.



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