



**Kings Court, Thetford, IP24 2AQ**

**welcome to**

**Kings Court, Thetford**

FOR SALE VIA TRADITIONAL AUCTION! OVER 55's ONLY! Sitting within easy walking distance of Thetford's town centre and array of amenities, call now to view this first floor flat! On offer are two double bedrooms, well-equipped kitchen, potential to improve throughout and lovely views!



## Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, built in airing cupboard, further built in storage cupboard and electric heater.

### Living Room

18' 7" max. x 16' 11" max. ( 5.66m max. x 5.16m max. )  
With dual aspect windows to both the rear and side, TV point and night storage heater.

### Kitchen

8' 6" x 7' 5" ( 2.59m x 2.26m )  
With a range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, space and point for electric cooker, space and plumbing for washing machine, space for fridge/freezer and window to side.

### Bedroom One

12' 4" x 9' 2" ( 3.76m x 2.79m )  
With built in wardrobes, window to side and panel heater.

### Bedroom Two

13' 10" x 12' 4" ( 4.22m x 3.76m )  
With built in wardrobes, window to rear and panel heater.

### Shower Room

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment over and heated towel rail.



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welcome to

## Kings Court, Thetford

- FOR SALE VIA TRADITIONAL AUCTION!
- First Floor Flat with Extended Lease and Newly Fitted Windows
- Lovely Views over the Bowling Green
- Two Double Bedrooms
- Potential to Improve Throughout
- Within Walking Distance of the Town Centre and Amenities
- Close to The A11 & Other Local Transport Links

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF107657 - 0002

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