MOLYNEUX
ESTATE AGENTS

Station Road

Thetford, IP24

Offers over £130,000

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Description

Nestled just off the town centre on Station Road in Thetford, this charming character cottage offers a unique opportunity for first-time buyers or those seeking a rewarding project. Situated within a conservation area, the property boasts a delightful blend of traditional features and modern potential, making it a perfect canvas for personalisation.

This end of terrace cottage comprises one inviting reception room, fitted kitchen serving basic needs. There are two well-proportioned bedrooms located on the first floor. A conveniently located ground floor bathroom adds to the practicality of the home. Additionally, the property features a loft room, which, whilst not built to current regulations, serves as a useful storage area/hobby room or home office.

The property has been recently rewired, ensuring safety and efficiency. Gas radiator central heating and an open fire create a warm and welcoming atmosphere throughout the home. Outside, the private, fully enclosed rear garden offers a peaceful retreat, with shared access via an adjacent alleyway leading to outbuilding, providing further storage.

With its close proximity to both the railway and bus stations, this cottage is ideally situated for those commuting or seeking easy access to local amenities. This property is brimming with potential and awaits a new owner to breathe fresh life into it. Don't miss the chance to make this character cottage your own.

Lounge

12' x 11'8 (3.66m x 3.56m)

Entrance door leads directly from the front garden into the Lounge. There is an open fire. Radiator. Aluminium framed double glazed window to the front aspect. Steps down to the kitchen.

Kitchen

11'1" max narrowing to 7'7" x 10' (3.38m max narrowing to 2.31m x 3.05m)

Fitted with basic range of units incorporating single drainer stainless steel sink unit with mixer tap, electric oven with gas hob and cooker hood over, plumbing and space for washing machine, Vaillant Combi Boiler serving central heating and hot water systems. Radiator, timber framed single glazed window to rear aspect. Part glazed door to rear hall.

Rear Hall

Door to bathroom. Stairs to first floor landing. Door to rear garden.

Ground Floor Bathroom

With pink suite comprising panelled bath, wash basin and close coupled w.c. Radiator. Windows to rear and side aspects. Sloping ceiling.

Rear Hallway

Stairs to first floor landing. Door to ground floor bathroom. Door to rear garden.

Bedroom One

12'1" x 10'1" (3.68m x 3.07m)

Radiator. Aluminium framed double glazed window to front aspect.

Bedroom Two

11'2" x 9'1" max narrowing to 7'6" min (3.40m x 2.77m max narrowing to 2.29m min)

Built in cupboard. Aluminium framed double glazed window to rear aspect. Door to stairs to loft conversion. Radiator at bottom of stairs.

Loft Room

An irregular shaped room which was converted prior to building regulations, so would not class as a bedroom. Part sloping ceiling, good floor space, ideal as home office/hobby room or just for storage. Timber framed Velux window to rear aspect. Two built in cupboards. Hard wired smoke alarm.

Outside

The front garden is enclosed with a retaining wall which was replaced in 2020, with gate and pathway to entrance door. Shrub borders.

A shared alley way to the side of the property allows access to the row of outbuildings one of which is located beyond the rear garden and provides good storage space. It is of clay lump construction with pan tiled roof and lockable door.

The rear garden has a gate from the alleyway (No right of way

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access for neighbouring properties), and offers the potential to become an attractive, private space. There is a wooden arch with Rose & Honeysuckle, mature shrubs, wildlife pond and fully enclosed.

Agents Note
The property was rewired April 2026 - Full paperwork available.
Gas combination boiler replaced 2024.
Structural ties to rear elevation 2005, and subsidence checked (Negative) 2005.

This property is situated within a conservation area.

Council Tax Band - Breckland, A.

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.

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

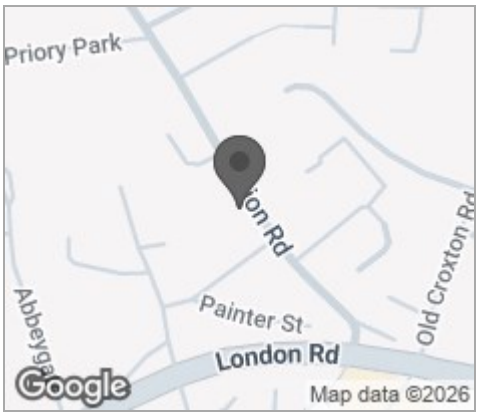
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

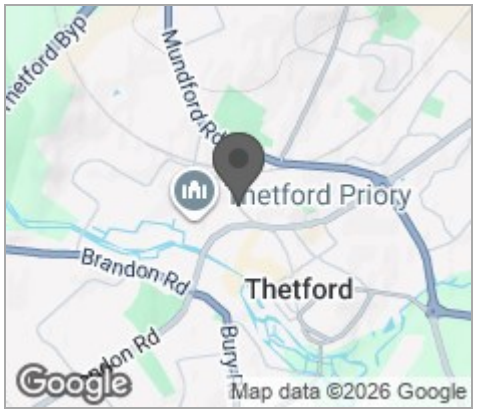
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Anti Money Laundering (AML) and Identification
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. Our compliance partner, Coadjute, 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.

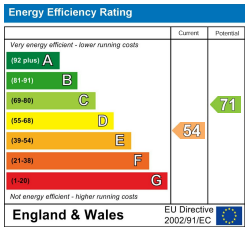
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

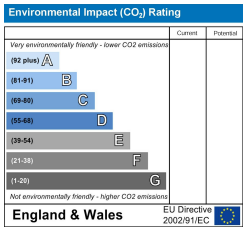




Viewing

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.

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