



Melford Common, Thetford, IP24 2HJ

welcome to

Melford Common, Thetford

Well maintained throughout and set in a POPULAR FAMILY-FRIENDLY AREA of THETFORD, this THREE BEDROOM END-TERRACED HOME offers SPACIOUS, VERSATILE LIVING, a SUNNY REAR GARDEN and EASY ACCESS to SCHOOLS, AMENITIES and TRANSPORT LINKS.



Summary

Situated in a hugely popular and family friendly area of Thetford, this well cared for end-terraced home offers comfortable, versatile accommodation in a highly convenient position within the town.

With easy access to a wide range of local amenities including primary and secondary schools, supermarkets, the bustling town centre and excellent road, rail and bus links, the location is perfectly suited to families, first-time buyers and investors alike.

Inside, a welcoming entrance hall leads into a bright lounge to the front aspect, creating an inviting space for relaxing evenings or hosting family and friends. To the rear, a modern and well equipped kitchen provides a practical cooking environment and flows through to a conservatory, offering additional reception or dining space with direct access to the garden.

Upstairs, three good sized bedrooms are complemented by a contemporary family bathroom, completing the accommodation.

Outside, the sunny rear garden has been well maintained and provides a versatile outdoor space ideal for families, entertaining or simply relaxing.

Overall, this is a well presented home in a sought-after location, and viewing is highly recommended.

The Accommodation

Entrance door to:

Entrance Hall

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

Lounge

With TV point, wooden flooring, window to front and radiator.

Kitchen

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, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, built in understairs storage cupboard, tiled flooring, radiator and archway to:

Conservatory

With a pitched roof, carpet, TV point, double doors leading out to the rear garden and radiator.

First Floor Landing

With access to the loft space.

Bedroom One

With two windows to front, built in cupboard housing central heating boiler and radiator.

Bedroom Two

With window to rear and radiator.

Bedroom Three

With window to rear and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, extractor fan and radiator.

Outside

To the rear of the property, there is an enclosed garden which is laid to slabs, an insulate composite building, that is currently used as an office space, and a rear gate which leads you to two allocated parking spaces, which come with the property.

Agents Note

Under the terms of the Estate Agents Act 1979 (section 21), please note that the vendor of this property is a family member of an employee of the Connells Group.



check out more properties at williamhbrown.co.uk



welcome to

Melford Common, Thetford

- Three Bedroom End-Terraced Home
- Popular, Family Friendly Thetford Location
- Well Maintained Throughout
- Modern Fitted Kitchen
- Bright Lounge to Front Aspect
- Sunny, Well Kept Rear Garden
- Off Road Parking
- Close to Schools, Amenities & Transport Links

Tenure: Freehold EPC Rating: C

guide price

£240,000



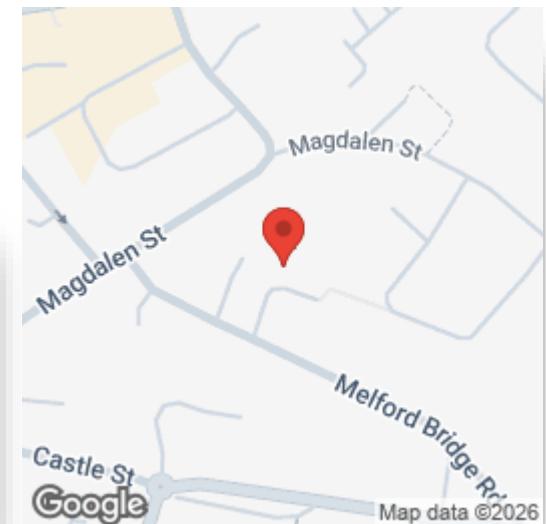
check out more properties at williamhbrown.co.uk



Property Ref:
THF108209 - 0002

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.



Please note the marker reflects the postcode not the actual property

 william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk