



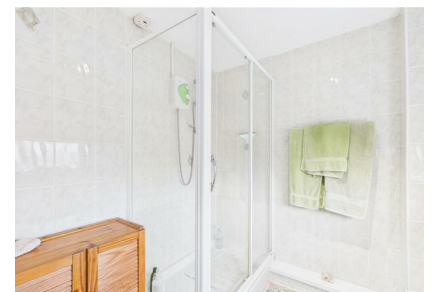
## Mingay Road, Thetford - £170,000

Located on Mingay Road in Thetford, this three bedroom mid terraced house presents an excellent opportunity for both first time buyers and families alike who are wanting to put their own stamp on a property. Conveniently located to the south of Thetford, the property boasts easy access to the A11, ideal for commuting, while the town centre is just a short stroll away, offering a variety of shops and amenities.

This family home features a open plan kitchen/dining area with a conservatory leading from the kitchen. From the conservatory, the UPVC door leads out to the south-east facing rear garden which is fully enclosed by wooden fencing. Downstairs there is also a great sized lounge. Upstairs comprises three bedrooms, providing ample space for a growing family and a bathroom.

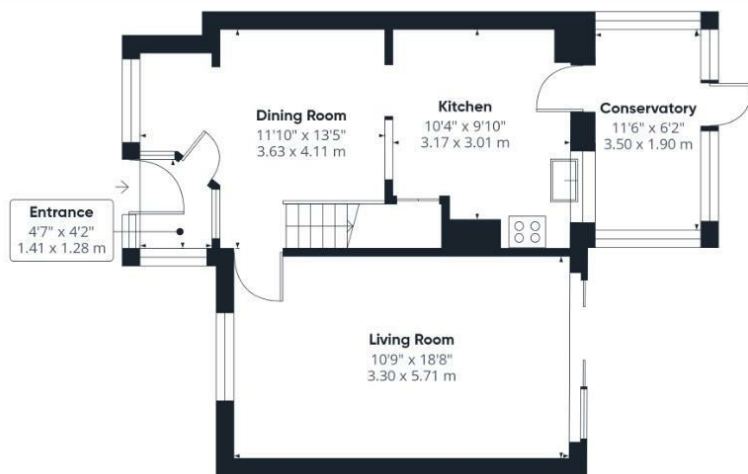
Offered for sale with no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down in a friendly community or seeking a sound investment, this house on Mingay Road is a wonderful choice. Don't miss the chance to view this lovely home and envision the possibilities it holds for you and your family.

- SITUATED TO THE SOUTH OF THETFORD
- WITHIN EASY REACH OF A11
- LOTS OF POTENTIAL
- MID TERRACED HOUSE
- FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY ADDITION
- GAS CENTRAL HEATING
- SOUTH-EAST FACING REAR GARDEN
- OFFERED ON A 'CHAIN FREE' BASIS

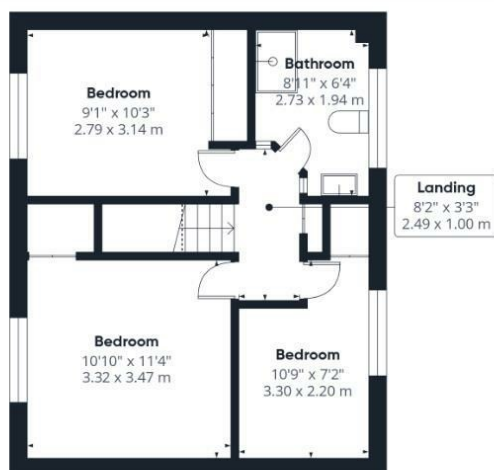


Council Tax Band: A - EPC Rating: TBC





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
948 ft<sup>2</sup>  
88 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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