

21 Celia Phillips Close - Offers In Excess Of £190,000

Thetford IP24 1TU

chilterns

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £190,000

The Property

Situated in an established residential area in Thetford, this three bedroom mid terraced house presents an excellent opportunity for first time buyers or those seeking an investment opportunity. The property boasts a well proportioned lounge, perfect for family gatherings or quiet evenings in. The downstairs cloakroom is an added benefit.

With three great size bedrooms, this home is well suited for a growing family. The property is ideally located to the north of the town, offering easy access to the A11, making it a prime choice for commuters. Additionally, it is within walking distance of Thetford Academy and falls within the catchment area for the popular Drake Primary School.

Offered for sale with no onward chain, this property is ready for you to move in and make it your own!

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

Features

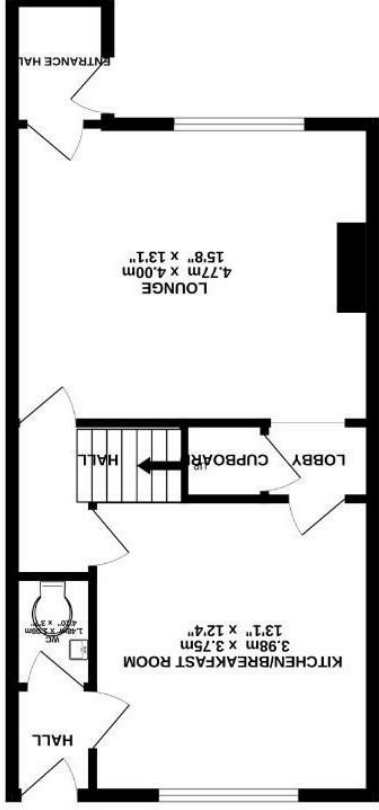
- ESTABLISHED RESIDENTIAL AREA
- NORTH OF THETFORD
- WALKING DISTANCE TO THETFORD ACADEMY
- SITS WITHIN DRAKE PRIMARY SCHOOL CATCHMENT AREA
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- CUL-DE-SAC POSITION
- GENEROUS SIZE BEDROOMS
- THREE BEDROOM MID TERRACED HOUSE
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN



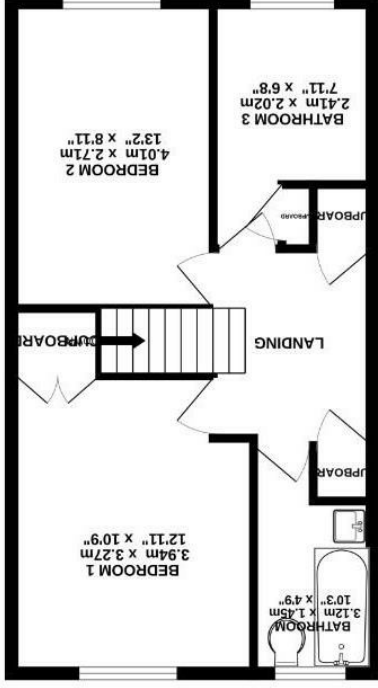


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
45.1 sq.m. (485 sq.ft.) approx.



1ST FLOOR
43.4 sq.m. (467 sq.ft.) approx.



THETFORD
 TOTAL FLOOR AREA: 88.5 sq.m. (953 sq.ft.) approx.
 While every attempt has been made to ensure the accuracy of the information contained in this document, no responsibility is taken for any errors of omissions, names and other items are approximate and no responsibility is taken for any prospective purchaser. The services, fixtures and appliances shown have not been viewed and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| 75 | 79 |
| Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) | |
| Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales | |

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