



THETFORD ROAD, IXWORTH, IP31 2EU

£270,000
FREEHOLD

Offered for sale with no onward chain, this well-presented three-bedroom home is situated in the popular and well-served village of Ixworth and benefits from a garage and off-road parking.

Recently redecorated and featuring some newly fitted carpets, the property offers comfortable accommodation throughout, complemented by gas central heating and a private enclosed rear garden. The accommodation includes a generously sized sitting/dining room, a well-appointed kitchen and a family bathroom. Early viewing is highly recommended to fully appreciate the space, condition and excellent non estate location this property has to offer.

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THETFORD ROAD

- Chain Free- Move In Ready!
- Three Bedroom End-Terrace Home In Popular Village
- Spacious Sitting/Dining Room
- Gas Fired Central Heating
- Garage & Parking
- Well Appointed Kitchen
- Three Good Sized Bedrooms
- Close To Local Amenities & Transport Links
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Main entrance door. Stairs to first floor with understairs storage area and cupboard housing consumer unit. Window to front and radiator.

Sitting/Dining Room

Spacious room featuring brick fireplace (currently sealed) with tiled hearth. Window to front, rear and side aspect. Radiators.

Kitchen

A range of wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Built in Bosch hob and Bosch oven with extractor hood. Recessed ceiling spotlights. Space and plumbing for washing machine. Window to rear and door to the rear garden. Laminate flooring. Radiator.

Landing

Airing cupboard housing the Baxi boiler. Access to loft which is part boarded, insulated and loft ladder.

Bedroom 1

Double room. New carpets. Window to rear overlooking the garden. Radiator.

Bedroom 2

Built in wardrobe and new carpet. Window to front. Radiator.

Bedroom 3

Built in storage cupboards and new carpets. Window to front. Radiator.

Bathroom

Modern suite with WC and pedestal wash basin. Bath with electric shower over and shower screen. Attractive wall tiling. Laminate flooring. Window to rear. Radiator.

Outside

The rear garden is a good size being enclosed by fencing with mature trees and shrubs and laid to lawn. There is a patio seating area at the end of the garden and access to the garage via a personal door. Parking to the front of the garage. A side gate provides access to the front of the property. The front garden has shrubs and lawn with pathway to the front door.

Garage

Up and over door. Light and power and light connected. The garage is accessed from Street Farm Lane and the personal door provides direct access to the garden.

Agent's Note

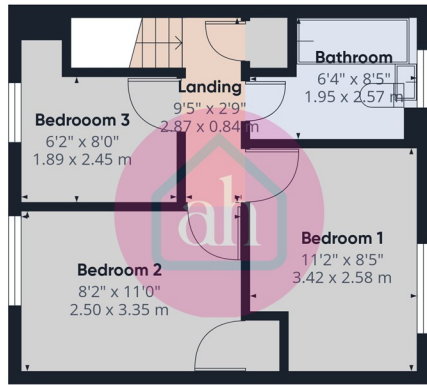
The property is being sold on behalf of a relative of an allhomes employee.

THETFORD ROAD





Ground Floor



Floor 1



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Approximate total area⁽¹⁾
 691 ft²
 64.4 m²

Reduced headroom
 15 ft²
 1.4 m²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: C

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