



Celia Phillips Close, Thetford, IP24 1TU

welcome to

Celia Phillips Close, Thetford

Beautifully presented and ready to move straight into, this modern family home offers bright, spacious living and a private enclosed garden. Set within a popular Thetford location, it's an ideal first home for those seeking comfort, convenience and space to grow.



The Accommodation

Entrance door to:

Entrance Hall

With door to front.

Lounge

With TV point, window to front, radiator and door into:

Inner Hall

With stairs to the first floor landing and archway to:

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, electric oven, electric hob with extractor hood over. There is also a built-in, full-sized dishwasher, as well as space for a washing machine & fridge/freezer. Built in storage cupboard. Window to rear and door to rear.

Downstairs Cloakroom

With low level W.C and wash hand basin.

First Floor Landing

Bedroom One

With window to rear, radiator and built-in double wardrobe.

Bedroom Two

With window to front, radiator & built-in storage space behind the door.

Bedroom Three

With window to rear and radiator.

Bathroom

With low level W.C, wash hand basin, bath with shower attachment over, window to rear and radiator.

Front Garden

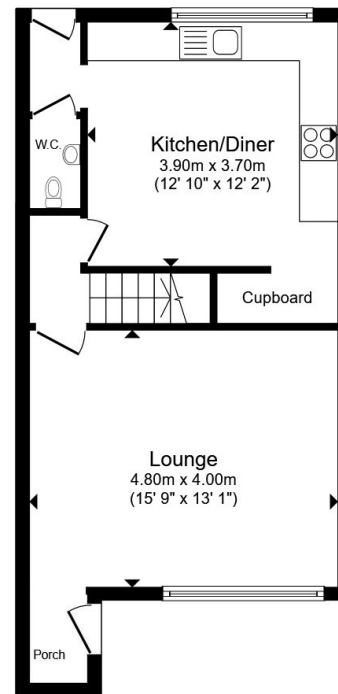
To the front of the property, there is a lawned garden.

Rear Garden

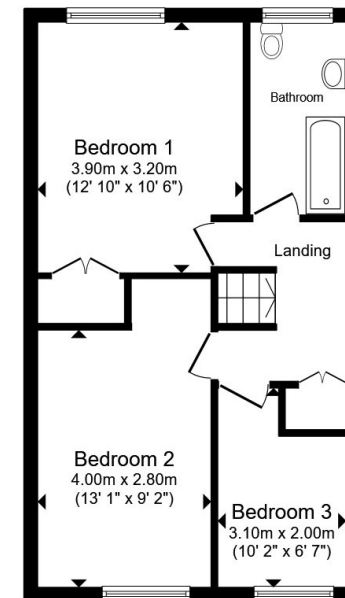
To the rear of the property, the enclosed garden is largely laid to lawn with a paved patio area, garden shed and gate to rear.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 85.8 m² (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Celia Phillips Close, Thetford

- 3 bedroom mid-terraced house
- Beautifully presented throughout
- Bright + spacious living room
- Open plan kitchen/diner with integrated appliances
- Ground floor WC

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF106878



Property Ref:
THF106878 - 0004

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.

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