



**Ripon Way, Thetford, IP24 1DE**

**welcome to**

## **Ripon Way, Thetford**

GUIDE PRICE: £160,000 - £165,000! Thought to make an ideal first time or investment buy, this mid-terraced home offers three good sized bedrooms, spacious rooms throughout, a conservatory to rear, low maintenance rear garden and a garage, all in a popular location within Thetford! Viewing is essential!



## Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road links convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, built in storage cupboard, stairs to the first floor landing with further under stairs storage built in and radiator.

### Downstairs Cloakroom

With low level W.C, wash hand basin with taps over, window to front and heated towel rail.

### Kitchen / Diner

17' x 8' 7" ( 5.18m x 2.62m )

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with mixer tap over, space and plumbing for washing machine, electric oven, gas hob, space for fridge/freezer, window to front and radiator.

### Living Room

14' 7" max. x 13' 4" max. ( 4.45m max. x 4.06m max. )

With TV point, radiator and door to:

### Conservatory

11' 3" x 8' 3" ( 3.43m x 2.51m )

With door leading out to the rear garden.

### First Floor Landing

#### Bedroom One

15' x 8' 6" ( 4.57m x 2.59m )

With window to front and radiator.

#### Bedroom Two

13' 10" x 8' 6" ( 4.22m x 2.59m )

With window to rear and radiator.

#### Bedroom Three

11' 1" x 6' 4" ( 3.38m x 1.93m )

With window to rear and radiator.

## Shower Room

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment and wall panelling over, partly tiled walls, window to front and radiator.

## Outside

To the rear, there is a paved patio area, garden shed and gate to rear.

## Garage And Driveway

### Agents Note

We advise potential purchasers to carry out their own investigations on the proposed Abbey Estate regeneration plans.



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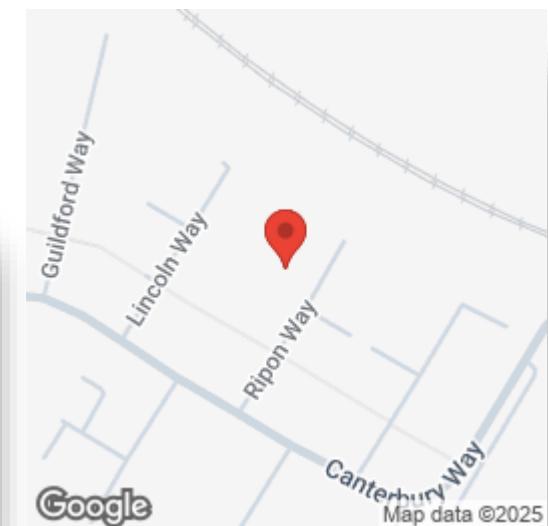
- GUIDE PRICE: £160,000 - £165,000!
- Mid-Terraced House
- Three Good Sized Bedrooms
- Garage to Front
- Low Maintenance Rear Garden
- Spacious Rooms Throughout
- Well Presented Accommodation
- Popular Town Location

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

**£165,000**



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