



**St. Giles Court, St. Giles Lane, Thetford, IP24 2AE**

**welcome to**

**St. Giles Court, St. Giles Lane, Thetford**

A WELL PRESENTED end-terraced home in Thetford with OFF ROAD PARKING, two bedrooms, spacious living space and a LOW MAINTENANCE COURTYARD GARDEN - ideal for FIRST TIME BUYERS or INVESTORS!



## **The Accommodation**

Entrance door to:

### **Entrance Hall**

With door to front, built in cupboard housing central heating boiler and radiator.

### **Lounge**

With stairs to the first floor landing, built in under stairs storage cupboard, sliding doors leading out to the rear garden and radiator.

### **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, space and plumbing for washing machine, space for fridge/freezer, electric oven, electric hob with extractor hood over and window to front.

### **First Floor Landing**

With built in airing cupboard and further built in storage cupboard.

### **Bedroom One**

With window to rear and radiator.

### **Bedroom Two**

With window to front and radiator.

### **Bathroom**

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

### **Outside**

To the rear, the enclosed garden has a paved patio area and garden shed.



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welcome to

## St. Giles Court, St. Giles Lane, Thetford

- End-Terraced Home in a Popular Location
- Ideal First Time Buy or Investment Opportunity
- Two Good Sized Bedrooms
- Spacious Living/Dining Room
- Off Road Parking
- Within Close Proximity to Local Amenities
- Fantastic Travel Links Close-By
- Low Maintenance Courtyard Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF108445 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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