



Anne Bartholomew Road

Thetford, IP24

Price £225,000

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Description

Located in a popular area on the Northside of Thetford. This three bedroom property offers good size family accommodation located in walking distance to a range of schools, parade of shops and Breckland Leisure Centre. It is also on a bus route and the estate is on the outer edge of Thetford with easy access to the A11 bypass.

A viewing is highly recommended to fully appreciate the accommodation on offer and the modernisations which have been made by the current vendors .

Benefits include UPVc double glazing throughout. Radiators to all rooms. Smooth plastered ceilings.

Downstairs, the property includes an entrance hall with wooden floor and stairs to first floor landing, There is a ground floor cloakroom with W.C. and wash hand basin plus window to front. The luxury kitchen is comprehensively fitted with internal accessories and features, under lights, granite work tops, Quooker boiling water tap, plumbing and space for double fridge freezer, which may be available under separate negotiation, plumbing and space for dishwasher and washing machine, built in electric oven and hob and pan drawers. Window and rear door to rear garden. There is a built in cupboard housing the electric consumer unit and solar panel controls. The lounge/dining room is a generous size and has a feature fireplace, with limestone surround, patio doors providing access to the rear garden, window to front and wood flooring.

First floor landing has a built in airing cupboard housing a Baxi boiler which serves the central heating and hot water systems, assisted by solar panels that are owned outright. The loft is partially boarded with light connected. Bedroom one has ample storage with a comprehensive range of Sharps wardrobes and bedroom furniture with internal features like shoe rack and drawers, matching dressing table, shelving, and window to rear. The second bedroom also includes Sharps

fitted wardrobes, also with internal features and window to rear. The third bedroom is 'L' shaped and is a good size single with laminate floor plus window to front aspect. The luxury shower room is another impressive feature of this property comprising a walk-in double shower, with mains shower having rain head and hand held shower head, vanity washbasin, W.C. with concealed cistern, chrome ladder radiator, tiled walls and floor. window to front.

On street parking is available, but not allocated, with parking bays to the front of the house.

Outside, the front garden is enclosed and laid to lawn with planted borders as well as a plastic wheelie bin storage container. The rear garden is fully enclosed with gated access to the rear, a generous patio, outside tap, lawn, planted areas and steps down to a useful timber storage shed.

Measurements

Hallway

Cloakroom

Kitchen - 12'3" x 9'6"

Lounge/Dining Room - 21'6" x 11'3"max/ 9'9"min.

Landing

Shower Room

Bedroom 1 - 11'6"max x 9'7" to wardrobe fronts

Bedroom 2 - 12'6"max x 9'7" to wardrobe fronts

Bedroom 3 - an 'L' shaped room 10'4"max x 10'max

Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation

Tel: 01842 818282

under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Council Tax Band - Breckland, B.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual

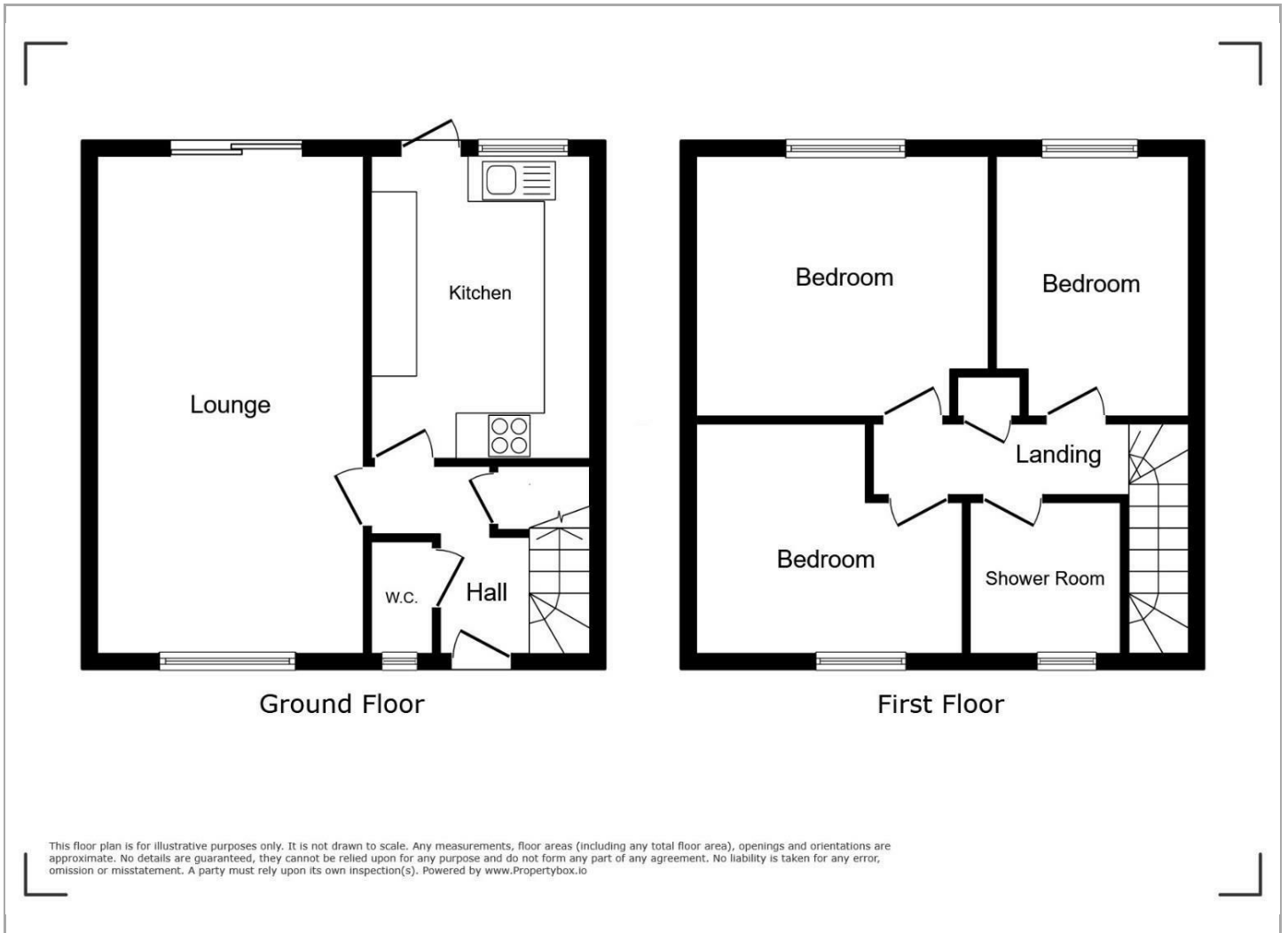
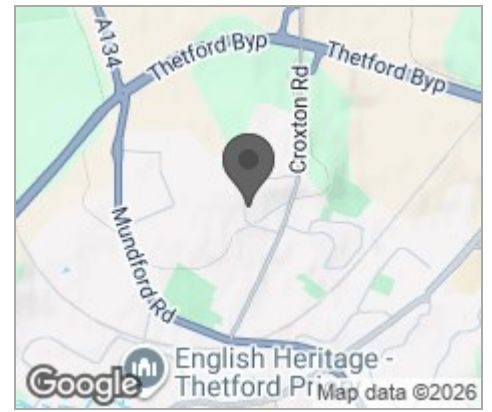
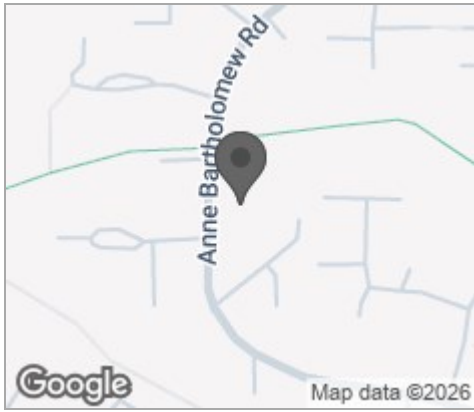
and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

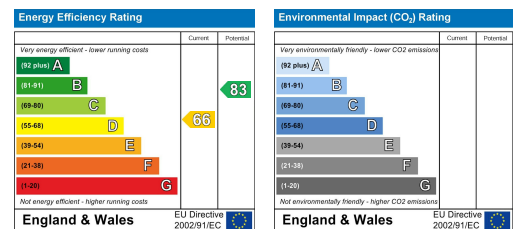
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK