



Anne Bartholomew Road, Thetford, IP24 1TH

welcome to

Anne Bartholomew Road, Thetford

On the ever popular "Ladies Estate" in Thetford, this mid-terraced home makes for a great buy! With three good sized bedrooms, well presented accommodation, a conservatory to rear and a well maintained garden, early viewing is absolutely essential!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, 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 Porch

With door to front.

Entrance Hall

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

Downstairs Cloakroom

With low level W.C, wash hand basin with taps over, tiled walls and window to front.

Living Room

21' 6" x 11' 4" (6.55m x 3.45m)

With fireplace housing an electric fire, TV point, window to front, sliding doors to rear garden and radiator.

Kitchen

12' 5" x 9' 10" (3.78m x 3.00m)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, integrated fridge/freezer, integrated microwave, integrated oven, gas hob, space and plumbing for washing machine, central heating boiler, door to rear, built in storage cupboard and radiator.

Conservatory

12' 1" x 10' 7" (3.68m x 3.23m)

With door to rear and radiator.

First Floor Landing

Bedroom One

12' 8" x 10' (3.86m x 3.05m)

With window to rear and radiator.

Bedroom Two

11' 8" x 11' 8" plus recess. (3.56m x 3.56m plus recess.)

With built in wardrobe, window to rear and radiator.

Bedroom Three

10' x 6' 10" (3.05m x 2.08m)

With window to front and radiator.

Bathroom

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

Outside

To the rear, the garden is largely paved with gate to rear and two garden sheds.



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welcome to

Anne Bartholomew Road, Thetford

- Spacious Mid-Terraced House
- Three Good Sized Bedrooms
- Popular "Ladies Estate" Location
- Well Presented Accommodation
- Lovely Gardens
- Within Walking Distance of Local Amenities
- Family Bathroom & Downstairs Cloakroom

Tenure: Freehold EPC Rating: Awaited

£210,000



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Property Ref:
THF107753 - 0003



Please note the marker reflects the postcode not the actual property

 william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk