



**Edith Cavell Close, Thetford, IP24 1TJ**

**welcome to**

**Edith Cavell Close, Thetford**

A three bedroom terraced home on the popular Ladies Estate in Thetford, offering off-road parking, a garage and excellent potential to modernise and add value!



## Summary

Situated on the ever popular Ladies Estate in Thetford, this terraced home presents an excellent opportunity for buyers looking to personalise a property in a well regarded and family friendly location.

The area is ideally positioned close to the town's wide range of amenities, including the bustling town centre, primary and secondary schools and a main train line with direct links to Cambridge and Norwich, making it a convenient choice for commuters and families alike.

Set prominently within the road, the property benefits from off-road parking and a garage to the front, providing valuable practicality from the outset.

Internally, the home offers well proportioned accommodation with plenty of scope for improvement. A welcoming entrance hall with adjoining downstairs cloakroom leads through to a bright lounge and a well equipped kitchen on the ground floor.

Upstairs, three good sized bedrooms are served by an accessible shower room, completing the accommodation.

To the rear, the garden provides further opportunity to landscape or redesign to suit individual tastes and needs, adding to the home's overall potential.

Offering space, location and the chance to create something special, this is a property that truly must be viewed to be fully appreciated!

## The Accommodation

Entrance door to:

### Entrance Hall

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

### Downstairs Cloakroom

With low level W.C, wash hand basin with taps over and tiled flooring.

### Lounge

With TV point, built in under stairs storage cupboard, sliding door 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, electric oven, gas hob with extractor over, space for fridge/freezer, tiled flooring and window to rear.

### First Floor Landing

With built in airing cupboard housing modern boiler and window to front.

### Bedroom One

With built in wardrobes, window to rear and radiator.

### Bedroom Two

With built in wardrobes, window to rear and radiator.

### Bedroom Three

With built in wardrobes, window to front and radiator.

### Shower Room

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

## Outside

To the rear of the property, there is an enclosed garden which is largely laid to lawn with a paved patio area.

## Garage & Driveway



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welcome to

## Edith Cavell Close, Thetford

- Three Bedroom Terraced House
- Popular Ladies Estate Location
- Close to Town Centre, Schools and Rail Links
- Off Road Parking and Garage to Front
- Downstairs Cloakroom & Upstairs Shower Room
- Enclosed Rear Garden
- Excellent Scope to Modernise
- Viewing Essential!

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF108336 - 0001

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