



Earls Street

Thetford, IP24

Guide price £230,000

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Description

Guide Price £230,000 - £240,000. This established terraced home perfectly blends character with contemporary internal accommodation, and is conveniently located within walking distance of Thetford Town centre as well as Thetford bus station. Thetford is well situated within close proximity to the A11 dual carriageway offering excellent transport links towards Norwich, and London in the other direction.

Upon entering the property you will find a welcoming entrance hall, with stairs to the first floor landing, and doors leading into a lounge at the front of the property and a separate dining room with a useful understairs storage cupboard.

The dining room leads into a stunning, updated kitchen offering a range of wall and base level units, stainless steel sink and drainer, integrated cooker with a four ring gas hob and extractor hood fitted over, plus ample space for an American style fridge freezer and dishwasher. There is also a separate utility room which provides additional wall and base level units, plus space for a washing machine and tumble drier.

The property is served by a gas fired central heating system and the wall mounted boiler is located in the utility room.

The downstairs accommodation is concluded by a modern garden room which would be ideal for a multitude of uses, such as family room, playroom or home office, and benefits from French doors overlooking the rear garden.

Upstairs, the landing includes an airing cupboard housing the hot water cylinder, plus loft access hatches for two separate loft spaces, one of which is boarded and insulated for storage.

There are three well-proportioned bedrooms, whilst the internal accommodation is concluded by a family bathroom comprising W.C, wash hand basin and bath.

Outside, the property enjoys a landscaped and tiered rear garden which has been patioed, for ease of maintenance, and includes an attractive covered pergola, ideal for seating/entertaining all year round! There is also a useful storage shed and rear access gate which leads to a shingled off street parking space behind the property.

Measurements

Lounge - 11'11" max x 11'00" max

Dining Room - 12'5" max x 11'5" max

Garden Room - 12'5" x 9'2"

Kitchen - 13'1" x 8'9"

Utility Room - 8'10" x 4'10"

Bedroom - 14'4" max x 11'11" max

Bedroom - 12'4" max x 8'11" max

Bedroom - 8'10" max x 7'9" max

Family Bathroom - 6'1" x 5'10"

Anti-money Laundering (AML) and Identification

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

Tel: 01842 818282

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, A.

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.

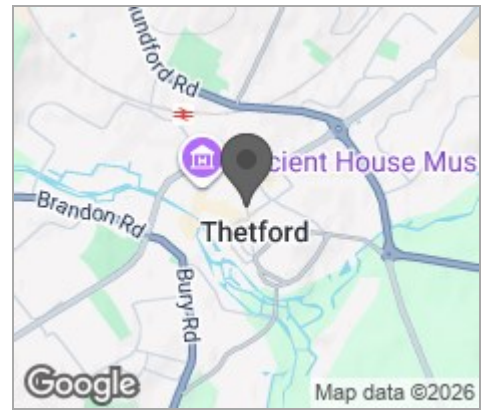
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





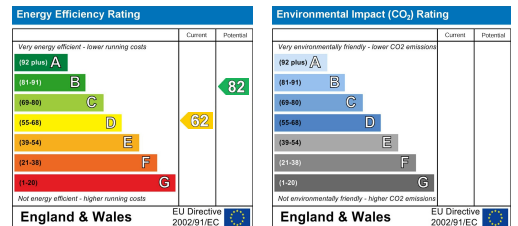
Ground Floor **First Floor**

Total floor area: 106.2 sq.m. (1,143 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

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