



**Gloucester Way, Thetford, IP24 1DL**

**welcome to**

**Gloucester Way, Thetford**

INVESTMENT OPPORTUNITY - being sold with tenants already in situ! A FIVE BEDROOM mid-terraced home in Thetford with PARKING to front, GARAGE, flexible accommodation & REAR GARDEN - a ready-made addition to any portfolio!



## Summary

An excellent opportunity for investors, this substantial mid-terraced home in Thetford is offered with no onward chain and tenants already in situ, providing an immediate and hassle-free rental income.

Positioned within easy walking distance of the town centre, local schools and a wide range of amenities, the property also benefits from strong transport links, including direct rail services to Cambridge and Norwich-making it a consistently attractive rental location.

Externally, the property offers off road parking to the front along with a garage, adding valuable practicality for tenants.

Internally, the accommodation is arranged across three floors, offering a flexible and spacious layout. The ground floor comprises a welcoming entrance hall with downstairs cloakroom, alongside a well equipped kitchen/diner with direct access to the rear garden.

To the first floor, there are two well-proportioned rooms, one of which was originally designed as the main living room, allowing flexibility in layout depending on tenant needs.

The second floor provides three further bedrooms along with a family bathroom, creating a generous overall footprint that supports strong rental demand.

Outside, the rear garden is mainly laid to lawn, offering a simple yet versatile outdoor space.

A ready-made investment in a well-connected and popular location!

## The Accommodation

Entrance door to:

### Entrance Porch

With door to front, door to Garage and built in storage cupboard.

### Entrance Hall

With stairs to the first floor landing.

### Downstairs Cloakroom

With W.C and wash hand basin.

### 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, oven and hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, door and window to rear and radiator.

### First Floor Landing

With stairs to the second floor landing and two built in storage cupboards.

### Bedroom One

Originally the Lounge, with window to rear and radiator.

### Bedroom Two

With window to front and radiator.

### Second Floor Landing

### Bedroom Three

With window to rear and radiator.

### Bedroom Four

With window to front and radiator.

### Bedroom Five

With window to rear and radiator.

## Bathroom

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

## Outside

### Front Garden

To the front of the property, there is space for off road parking and access to:

### Garage

With up and over door to front.

### Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area.

## Agents Note

We advise potential purchasers to carry out their own investigations on the proposed Abbey Estate regeneration plans.



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welcome to

## Gloucester Way, Thetford

- Investment Opportunity!
- Sold with Tenants Already in Situ
- No Onward Chain!
- Five Bedrooms Split Across Three Floors
- Flexible Layout - Great for Rental Demand
- Kitchen/Diner with Garden Access
- Garage & Driveway to Front
- Popular Abbey Farm Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF108304 - 0002

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