



**Melford Bridge Road, Thetford, IP24 2HH**

**welcome to**

**Melford Bridge Road, Thetford**

ATTENTION INVESTORS! An attractive investment cottage with TENANTS ALREADY IN SITU paying £850pcm and bringing in a 6%+ YIELD! Bright interiors, conservatory, DOUBLE BEDROOM and gardens, all set within a prime Thetford location!



## Summary

Situated in one of Thetford's most consistently sought-after locations—just a short, level walk from the bustling town centre and its wide range of amenities — this charming terraced cottage represents an exceptional investment opportunity.

Available to investors only, the property is offered with reliable tenants already in situ, currently paying £850 pcm and achieving a rental yield of over 6%, making it an appealing addition whether you are expanding a portfolio or securing your first buy-to-let.

The home has been clearly well cared for, beginning with the attractive front garden that creates a warm first impression. Inside, the accommodation is bright and welcoming, with a front lounge filled with natural light, a modern, well-maintained kitchen and a conservatory to the rear offering valuable additional living space.

The double bedroom is generously sized and accompanies a neatly presented bathroom.

The rear garden continues the appeal—an inviting, enclosed green space that is easily enjoyed and always popular with prospective tenants.

With strong ongoing demand for this style of property in this prime location, this is a dependable, ready-made investment with excellent long-term potential.

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, built in storage cupboard / utility space.

### Lounge

With stairs to the first floor landing, TV point, door leading out to the rear, window to rear and radiator.

### Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, electric oven, electric hob with extractor hood over, space for fridge/freezer, inset sink unit with mixer tap and drainer over and window to front.

### Conservatory

Being of both brick and UPVC construction, with door leading out to the rear garden.

### First Floor Landing

With built in double airing cupboard.

### Bedroom

With window to rear and built in storage cupboard.

### Bathroom

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

### Outside

To the rear of the property, the garden is largely laid to lawn with a paved patio area and mature trees throughout.



**view this property online** [williamhbrown.co.uk/Property/THF103396](http://williamhbrown.co.uk/Property/THF103396)



welcome to

## Melford Bridge Road, Thetford

- ATTENTION INVESTORS!
- Being Sold with Tenants in Situ, paying £850pcm
- Popular Town Location
- Rental Yield of Over 6%!
- Charming Cottage
- One Double Bedroom
- Conservatory to Rear
- Close to Local Amenities and Travel Links

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

**£160,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/THF103396](http://williamhbrown.co.uk/Property/THF103396)



Property Ref:  
THF103396 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01842 753559**



[Thetford@williamhbrown.co.uk](mailto:Thetford@williamhbrown.co.uk)



47 King Street, THETFORD, Norfolk, IP24 2AU



[williamhbrown.co.uk](http://williamhbrown.co.uk)