

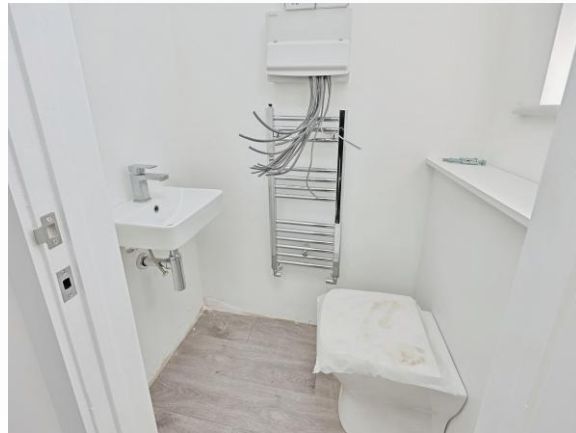


Lancaster Avenue, Carbrooke Thetford IP25 6WS

welcome to

Lancaster Avenue, Carbrooke Thetford

>> OPEN TO OFFERS! Fantastic opportunity to obtain a single one off Three-bedroom detached property, built by a local developer. Finished to a high specification, the property features a modern kitchen and bathrooms, three spacious bedrooms, principal with en-suite, solar panels and 10-year warranty.



Entrance Hall

Wood effect flooring, UPVC Double glazed door to the front aspect, Radiator, Stairs leading to first floor

Kitchen

Wood effect flooring, Double glazed windows to the front aspect, Radiator, Double doors leading to Lounge

Cloakroom WC

Wood effect flooring, Double glazed window to the front aspect, Low-level WC, Handwash basin, Wall-mounted heated towel rail

Lounge

Wood effect flooring, Double glazed window to the rear aspect, French doors to the rear aspect, Radiators

First Floor Landing

Carpet flooring, Storage cupboard

Bedroom One

Carpet flooring, Double glazed windows to the rear aspect, Radiator, Storage cupboard

En-Suite

Vinyl flooring, Low-level WC, Handwash basin, Wall-mounted heated towel rail, Shower cubicle

Bedroom Two

Carpet flooring, Radiator, Double glazed window to the front aspect

Bedroom Three

Carpet flooring, Double glazed window to the front aspect, Radiator

Bathroom

Vinyl flooring, Double glazed window to the side aspect, Panelled bath, Low-level WC, Handwash basin, Wall-mounted heated towel rail



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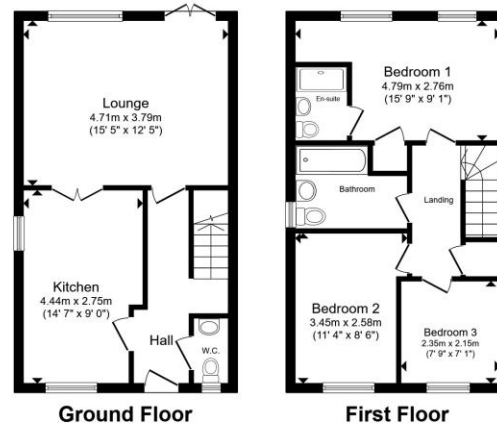
welcome to

Lancaster Avenue, Carbrooke Thetford

- NEW BUILD!!
- Detached Three Bedroom Home
- Finished to High Spec Throughout
- Principal Bedroom with En-Suite
-
- 10 Year Warranty

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: B



Total floor area 78.5 m² (844 sq.ft.) approx
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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

william
h brown

£277,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT109081 - 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.

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