



**Elm Road, Thetford, IP24 3HE**

**welcome to**

**Elm Road, Thetford**

GUIDE PRICE: £190,000 - £200,000! This three bedroom MID-TERRACED HOUSE is located in a popular area and offers spacious family accommodation together with study, lounge, cloakroom, family bathroom and ENCLOSED REAR GARDEN. Book a viewing now!



## Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road links convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

## The Accommodation

Entrance door to:

### Entrance Hall

With doors to front and stairs to the first floor landing.

### 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 point for electric cooker, space for fridge/freezer, space and plumbing for washing machine, tiled flooring, built in under stairs storage cupboard, window to rear and door to rear.

### Study

### Lounge

With TV point, window to front, sliding doors leading out to the rear garden and radiator.

## First Floor Landing

### Bedroom One

With built in storage cupboard, window to front and radiator.

### Bedroom Two

With window to front and radiator.

### Bedroom Three

With built in storage cupboard housing central heating boiler, window to rear and radiator.

### Bathroom

With wash hand basin, bath with mixer tap and shower attachment over, tiled walls, window to rear and radiator.

### Separate Cloakroom

With low level W.C and window to rear.

### Outside

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



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welcome to

## Elm Road, Thetford

- GUIDE PRICE: £190,000 - £200,000!
- Terraced Home Offered with No Onward Chain!
- Ideal First Time or Investment Buy
- Three Good Sized Bedrooms
- Spacious Dual Aspect Lounge
- First Floor Bathroom with Separate Cloakroom
- Front & Rear Lawned Gardens
- Plenty of Scope to Personalise Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: A

Guide Price

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
THF108408 - 0002

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