



Hanbury Court, Thetford, IP24 3BF

welcome to

Hanbury Court, Thetford

Found on the ever popular Hanbury Court, this upper floor apartment is a must view! With two double bedrooms, master en-suite and further bathroom, a spacious lounge which leads onto the kitchen and access to communal facilities, all within close proximity to Thetford town centre, view now!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, 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.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is criss-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

The Accommodation:

Entrance Hall

With door to front, built in airing cupboard, further built in storage cupboard and night storage heater.

Living Room

19' 7" max. x 13' 3" max. (5.97m max. x 4.04m max.)

With dual aspect windows, access to the loft space and night storage heater.

Kitchen

11' max. x 8' 10" max. (3.35m max. x 2.69m max.)

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

Bedroom One

15' 9" plus recess. x 10' 10" (4.80m plus recess. x 3.30m)

With built in wardrobes, window to front and electric heater.

En-Suite

With low level W.C, wash hand basin with taps over and shower cubicle with shower attachment over.

Bedroom Two

14' 7" max. x 15' 9" max. (4.45m max. x 4.80m max.)

With window to front, night storage heater and access to the loft space.

Bathroom

With low level W.C, wash hand basin with taps over and bath unit with shower head over.



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Hanbury Court, Thetford

- Upper Floor Retirement Apartment
- Access to Communal Facilities
- Close Proximity to Thetford Town Centre
- Two Double Bedrooms
- Master En-Suite and Further Bathroom
- Spacious Lounge leading onto the Kitchen
- Viewing Essential!

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107147 - 0001

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