

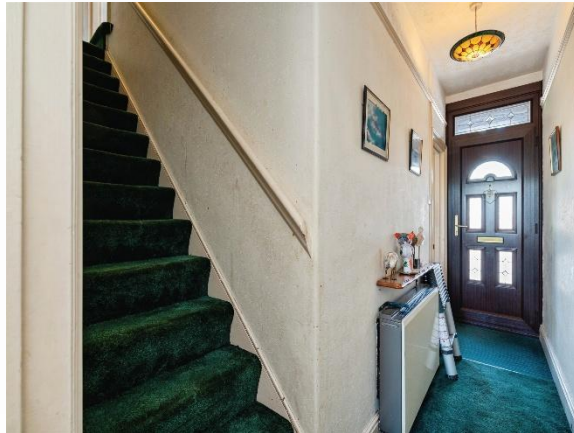


Norwich Road, Thetford, IP24 2HT

welcome to

Norwich Road, Thetford

A CENTRALLY LOCATED mid-terraced home in Thetford offering THREE BEDROOMS, downstairs bathroom, SEPARATE LIVING & DINING ROOMS and a generous rear garden - ideal for FIRST TIME BUYERS or INVESTORS!



The Accommodation:

Entrance Hall

With door to front, stairs to the first floor landing and night storage heater.

Downstairs Bathroom

With low level W.C, wash hand basin, bath with shower attachment and taps over and window to rear.

Living Room

With fireplace and window to front.

Dining Room

With fireplace, built in storage cupboard, night storage heater and floor to ceiling window to rear.

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 plumbing for washing machine, integrated fridge and separate freezer units, electric oven, electric hob and window to side.

First Floor Landing

Bedroom One

With built in storage cupboard, window to front and night storage heater.

Bedroom Two

With two built in wardrobes and window to rear.

Bedroom Three

With built in wardrobes and window to rear.

Outside

To the rear, the garden here is largely laid to lawn with a range of shrubs throughout, greenhouse, vegetable beds, bin storage and gate to rear.



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welcome to

Norwich Road, Thetford

- Mid-Terraced Home in a Central Thetford Location
- Ideal First Time Buy or Investment Opportunity
- Three Lofty Well Proportioned Bedrooms
- Spacious Front Lounge & Separate Dining Room
- Well Equipped Kitchen
- Easy Access to Local Amenities & Fantastic Travel Links
- Generous Enclosed Rear Garden

Tenure: Freehold EPC Rating: E

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF108426 - 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



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk