

INDEPENDENT ESTATE AGENTS & MORTGAGE SERVICES

DRAFT DETAILS
FLAT 2, TANNER STREET
THETFORD
IP24 2BQ

A fully refurbished and modernised ground floor flat in Thetford town centre, convenient for the shops and amenities. Entrance Lobby, Sitting/Dining Room, Re-fitted Kitchen, Bedroom, Re-fitted Shower Room, **IDEAL FTB/INVESTMENT, NO CHAIN, EARLY VIEWING ADVISED.**



2099

Price Guide £105,000

**** NOW NO STAMP-DUTY FOR FIRST-TIME BUYERS ****

ENTRANCE LOBBY, SITTING/DINING ROOM, RE-FITTED KITCHEN, BEDROOM, RE-FITTED SHOWER ROOM, ELECTRIC, THERMOSTATICALLY CONTROLLED RADIATORS, UPVC DOUBLE GLAZING, IDEAL FTB/INVESTMENT, FULLY REFURBISHED & MODERNISED, NO CHAIN, VIEW ASAP.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

01284 769691 • 01449 737706

info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk



DIRECTIONS : This property is located in the town centre, with the postcode IP24 2BQ. It has its own front entrance door, approached from Tanner Street.

This splendid one bedroom apartment has undergone a complete refurbishment programme, with works including new heating via electric thermostatically controlled radiators, re-fitted kitchen and shower room, new carpets and full re-decoration. Within the town centre, with its shops and amenities, close-by, it would make an ideal first-time or investment purchase.

ENTRANCE LOBBY : Approached via a UPVC part glazed front door. Steps and bannister rail up to:

SITTING/DINING ROOM : 5.23m (17'2") x 3.91m (12'10") red to 2.72m (8'11") TV point, telephone point, two electric thermostatically controlled radiators, UPVC window to front. Opening to:

KITCHEN : 1.93m (6'4") x 1.47m (4'10") Re-fitted with range of modern white high-gloss base and wall mounted units, work surfaces, inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks, inset ceramic hob with stainless steel cooker canopy over, built-in electric oven/grill.

BEDROOM : 2.79m (9'2") x 2.57m (8'5") Electric thermostatically controlled radiator, UPVC window to side.

SHOWER ROOM : 2.11m (6'11") x 1.55m (5'1") Re-fitted with white suite comprising tiled shower enclosure with shower unit, vanity wash basin with mixer tap, wc, tiled splashbacks, electric thermostatically controlled radiator, extractor fan.

TENURE : LEASEHOLD: We understand that the property has the remainder of a new 125 year lease, which commenced on 1st September 2018.

We understand from the vendors that there is currently a Maintenance/Service Charge - this is yet to be finalised but will include:-.

Managing Agents Fee, Accountancy Fee, Buildings Insurance Premium, External Building Decoration Reserve Fund, Flat Roof Repair & Maintenance Fund.

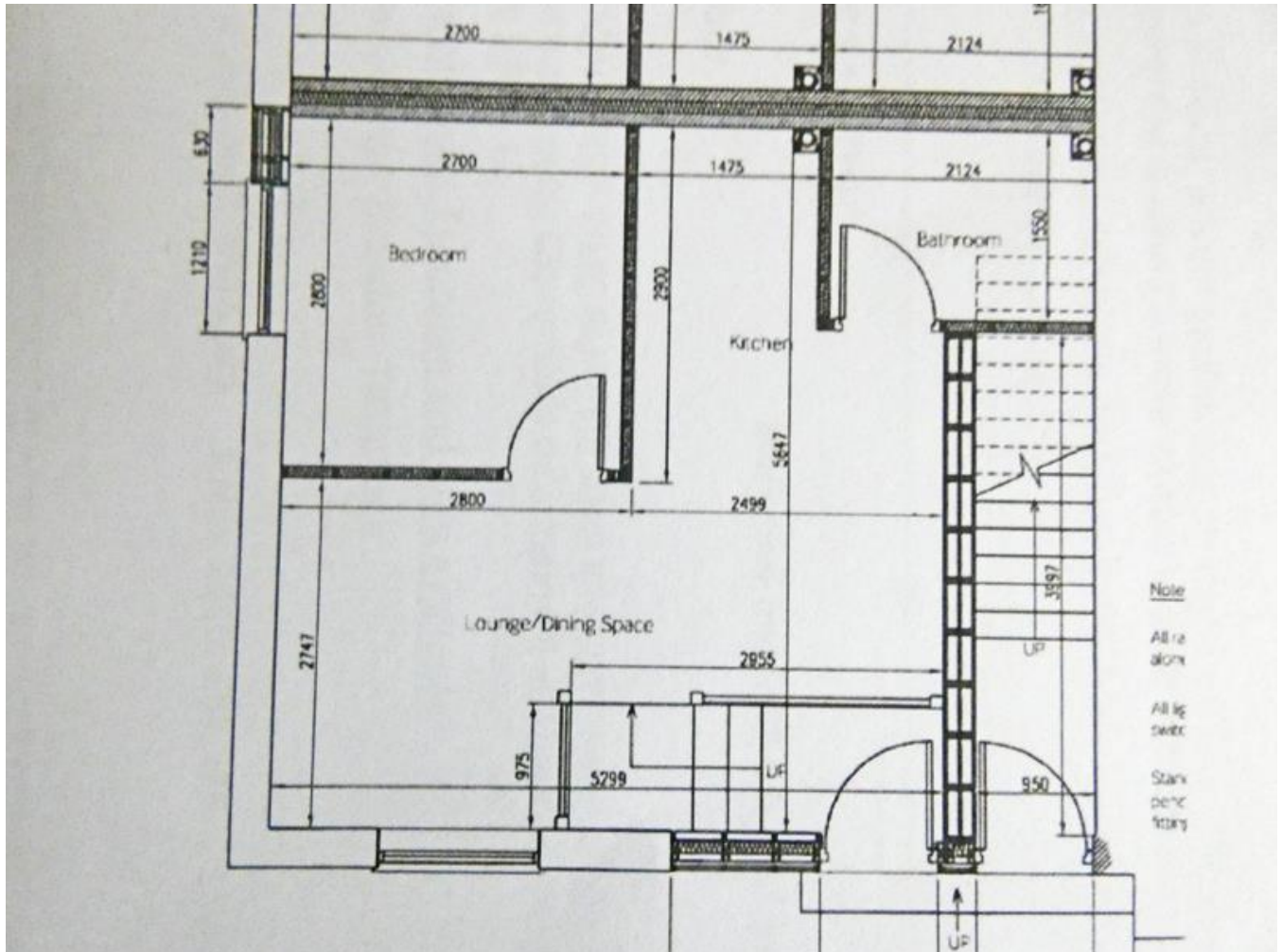
We understand that the current Ground Rent is £200.00 per annum.

THETFORD & AREA : Thetford offers many local amenities including shops, restaurants, cafes, schooling, sporting, banking and other services.

Thetford is just off the A11 between Norwich (about 28 miles) and London (about 86 miles).

Thetford has a railway station with National Express East Anglia providing services between Norwich and Cambridge and East Midlands Trains from Norwich to Liverpool (via Sheffield and Manchester). From Cambridge, regular services run to London King's Cross.





THE PROPERTY MISDESCRIPTIONS ACT 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 1998

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