



Fir Road, Thetford IP24 3EX

welcome to

Fir Road, Thetford

GUIDE PRICE: £210,000-£230,000! A fully renovated END-TERRACED HOME in Thetford, offering THREE GOOD SIZED BEDROOMS, modern interiors, CONSERVATORY to rear, LOW MAINTENANCE GARDENS & a fantastic, prominent TOWN LOCATION - ideal for first time buyers, families or investors!



The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and radiator.

Lounge

With fireplace, window to front and radiator.

Kitchen / Diner

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, integrated fridge/freezer, integrated washing machine, integrated dishwasher, electric oven, electric hob, tiled flooring, breakfast bar, window to rear and radiator.

First Floor Landing

With built in airing cupboard.

Bedroom One

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

Bedroom Two

With built in wardrobes, window to rear and radiator.

Bedroom Three

With window to front and radiator.

Shower Room

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over and heated towel rail.

Outside

To the rear of the property, there is an enclosed garden which is paved for ease of maintenance with a gate to rear and two storage sheds.



view this property online williamhbrown.co.uk/Property/THF108348



welcome to

Fir Road, Thetford

- GUIDE PRICE: £210,000-£230,000!
- End-Terraced House in Thetford
- Fully Renovated Throughout
- Three Well Proportioned Bedrooms
- Bright & Spacious Kitchen/Diner with Conservatory
- Low Maintenance Front & Rear Gardens
- Walking Distance to Town, Schools & Transport Links

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF108348



Property Ref:
THF108348 - 0004

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