# 98 Stanford Road - Offers In Excess Of £240,000

Thetford Norfolk IP24 1FH

shires

Estate & Letting Agents




*"Consistently providing outstanding service to our clients"*

# Offers In Excess Of £240,000

## The Property

Shires are pleased to launch to the market this four bedroom townhouse on Stanford Road, offering versatile family accommodation across three floors.

The property benefits from a cloakroom on the ground floor, en suite to bedroom one and has a conservatory addition which leads out to the rear garden.

Outside, the property offers fully enclosed rear garden, ideal for children, outdoor dining and summer entertaining.

Conveniently positioned within walking distance of Drake Primary School and Thetford Academy, the home is also close to local amenities and benefits from a welcoming community setting. We believe this home would suit a growing family.

Offered for sale with no onward chain, this is an excellent opportunity to secure a great family home.

## Features

- POPULAR RESIDENTIAL AREA
- WITHIN WALKING DISTANCE OF SCHOOLS
- POTENTIAL FOR IMPROVEMENT
- ACCOMMODATION OVER THREE FLOORS
- FOUR BEDROOM TOWN HOUSE
- EN SUITE TO BEDROOM ONE
- CONSERVATORY
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING TO THE RIGHT
- NO ONWARD CHAIN!





















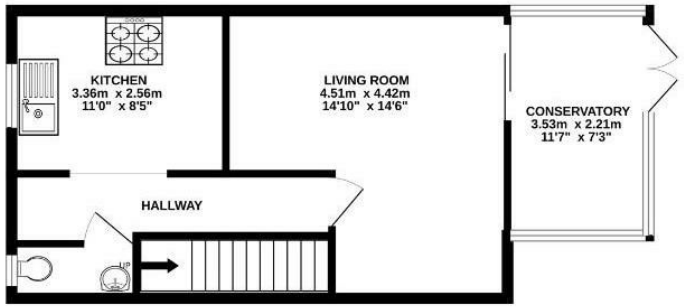




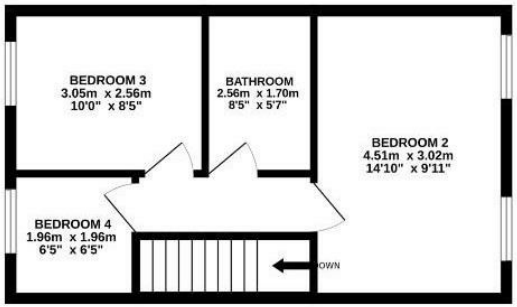



These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

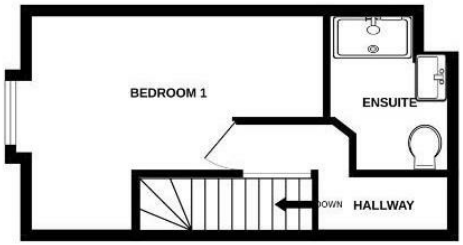
GROUND FLOOR
42.9 sq.m. (462 sq.ft.) approx.




1ST FLOOR
35.1 sq.m. (378 sq.ft.) approx.




2ND FLOOR
23.5 sq.m. (253 sq.ft.) approx.




TOTAL FLOOR AREA : 101.5 sq.m. (1092 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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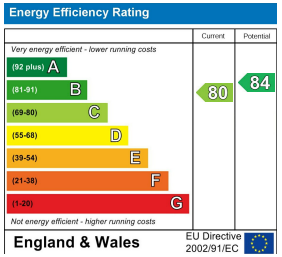


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