131 Gloucester Way - £150,000

Thetford IP24 1DL

"Consistently providing outstanding service to our clients"

£150,000

The Property

A three bedroom mid terraced house with garage, situated on the Abbey development in Thetford, an area popular with investment and first time buyers.

SITUATION LOCATION

Chilterns are pleased to bring this three bedroom mid terraced home to the market which is positioned ideally for commuters within walking distance of the train station and bus station. The make the ideal first time or investment purchase and is being offered for sale with no onward chain!

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

ENTRANCE HALL

UPVC part glazed entrance door to front, stairs leading to first floor landing, doors to ground floor accommodation, tiled flooring, radiator.

CLOAKROOM

Two piece suite comprising; WC, sink unit, fully tiled walls, tiled flooring, UPVC double glazed window to front.

Features

- LOCATED ON THE ABBEY DEVELOPMENT
- AREA FAVOURED BY INVESTORS & FIRST TIME BUYERS
- WALKING DISTANCE OF THE TRAIN STATION
- MID TERRACED HOUSE
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- GAS HEATING SYSTEM VIA RADIATORS
- SINGLE GARAGE & PARKING
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN!

KITCHEN/DINER

Fitted with a range of base and wall mounted kitchen units with rolled edge work surfaces over, incorporating stainless steel sink unit. Eyeline double oven and grill, four ring electric hob with extractor canopy over, plumbing for washing machine, space for two under counter appliances, breakfast bar, space for dining table and chairs, part tiled walls, tiled flooring, UPVC double glazed window to front, radiator.

LOUNGE

Laminate flooring, UPVC part glazed entrance door leading to rear garden, two UPVC double glazed windows to rear, radiator.

FIRST FLOOR LANDING

Doors to first floor accommodation, access to loft space, cupboard housing gas boiler, storage cupboard, laminate flooring.

BEDROOM ONE

Fitted wardrobe with mirrors sliding doors, laminate flooring, UPVC double glazed window to rear, radiator.

BEDROOM TWO

UPVC double glazed window to front, radiator.

BEDROOM THREE

Laminate flooring, UPVC double glazed window to rear, radiator.

BATHROOM

Three piece suite comprising; WC, pedestal sink unit, panelled bath with mixer fed shower attachment and glass shower screen, fully tiled walls, wall mounted mirror, tiled flooring, UPVC double glazed window to front, radiator.

OUTSIDE

The front of the property is mainly laid to paving with path leading to front entrance door and personal door giving access to the garage.

The east facing low maintenance rear garden is mainly laid to paving. Fully the rear garden is fully enclosed by wooden fencing.

GARAGE

Single garage with up and over door and personal door.

SERVICES

We believe main services including electricity, gas central heating, water and drainage are connected to the property.

EPC

C.

COUNCIL TAX

Band A.

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.

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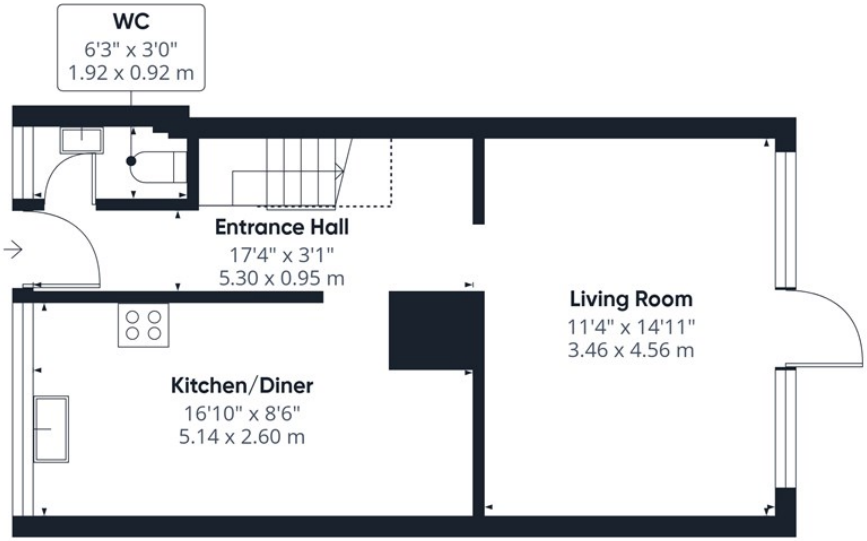
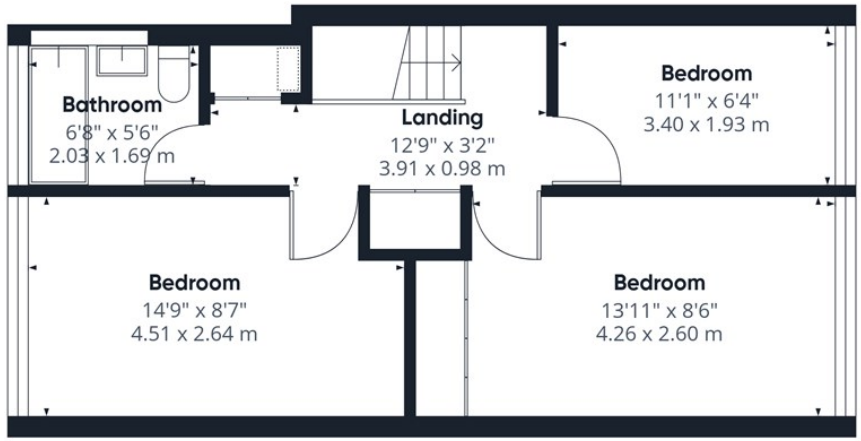


Ground Floor



Floor 1

Approximate total area(1)

854 ft²

79.3 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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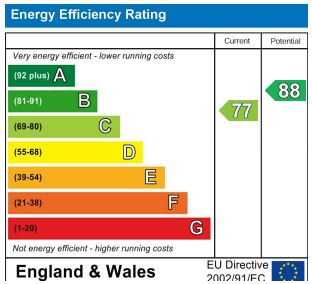

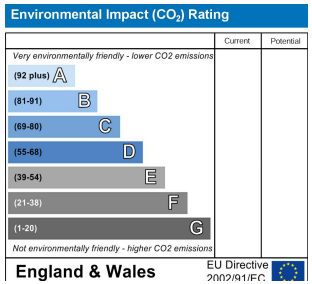

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