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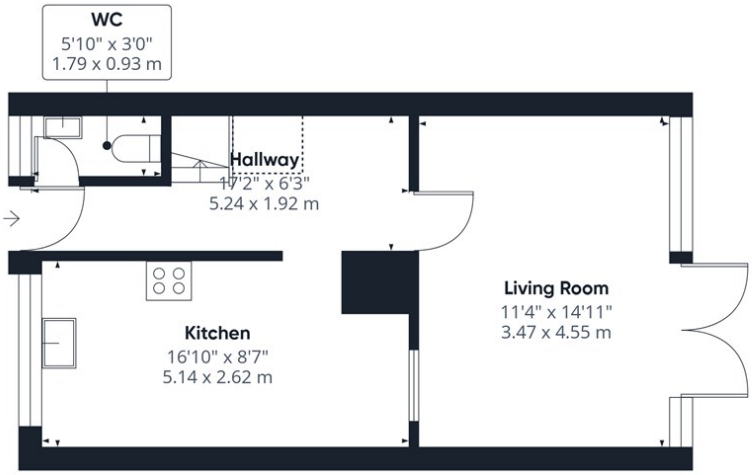
Estate & Letting Agents

## Ely Way, Thetford, IP24 1DP
## Offers In Excess Of £140,000

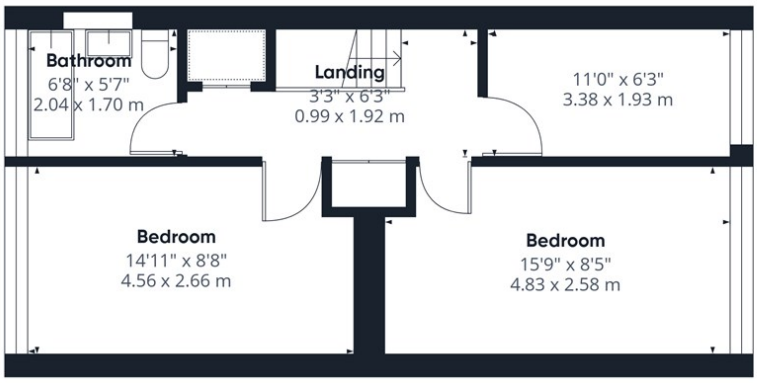
Are you searching for a property to add to your investment portfolio? This three bedroom mid terraced home is being offered for sale with a tenant in situ.

- INVESTMENT BUYERS ONLU
- SITUATED ON THE ABBEY DEVELOPMENT
- CONVENIENT FOR TOWN CENTRE ACCESS
- THREE BEDROOMS
- ENCLOSED FRONT & REAR GARDENS
- TENANT CURRENTLY IN SITU
- WALKING DISTANCE OF THETFORD RAILWAY STATION
- MID TERRACED HOUSE
- DOWNSTAIRS CLOAKROOM
- NO ONWARD CHAIN!

Council Tax Band: A - EPC Rating: C 77




Ground Floor




Floor 1

**Approximate total area**[1]

843 ft²

78.4 m²

**Reduced headroom**

8 ft²

0.8 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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