Ramsey Close - Offers In Excess Of £235,000

Thetford Norfolk IP24 2LS

chilterns

Estate & Letting Agents

"Consistently providing outstanding service to our clients"

Offers In Excess Of £235,000

The Property

A well presented three bedroom semi detached family home set in a pleasant cul-de-sac position on the popular Admirals development with garage and driveway parking.

SITUATION LOCATION
Chilterns are pleased to bring this well presented three bedroom semi detached home to the market which is situated to the North of Thetford. The property benefits from being a short walk away from local schools, conservatory addition, replacement heating system (approx. three years ago), tarmac driveway providing off road parking and single garage.

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
Part glazed entrance door to side with double glazed full height window to side, stairs leading to first floor landing, doors to ground floor accommodation, wood effect flooring.

LOUNGE
Wood effect flooring, double glazed window to conservatory, radiator. Double glazed sliding patio doors to:

CONSERVATORY
Situated on a dwarf brick base with poly carbonate roof, wood effect flooring, double glazed French style doors leading to rear garden, double glazed windows to rear, radiator.

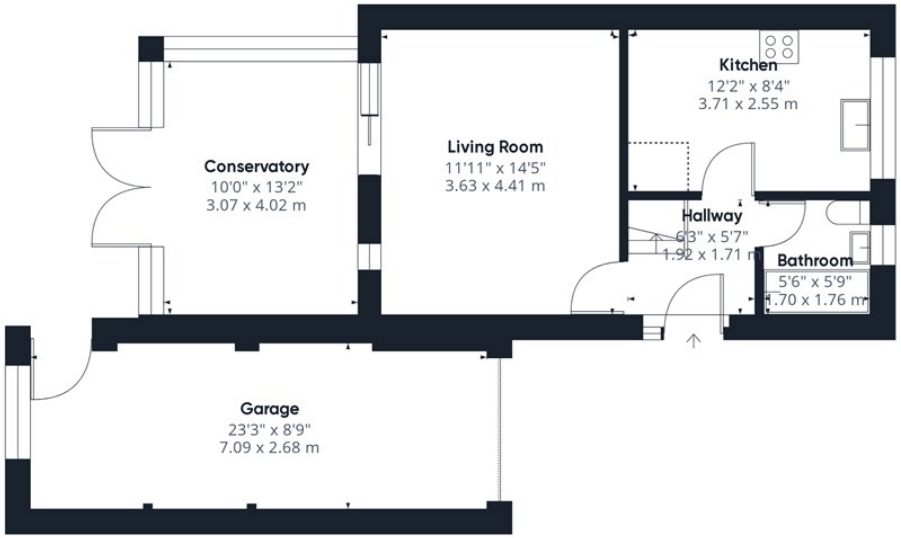
Features

- ESTABLISHED RESIDENTIAL AREA
- SITUATED TO THE NORTH OF THETFORD
- ON A BUS ROUTE INTO TOWN
- WELL PRESENTED THROUGHOUT
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY ADDITION
- GAS CENTRAL HEATING
- FULLY ENCLOSED REAR GARDEN
- SINGLE GARAGE AND TARMAC DRIVEWAY

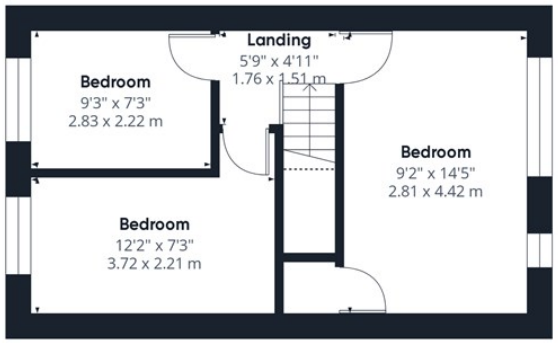
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

rightmove.co.uk The UK's number one property website

OnTheMarket.com



Ground Floor



Floor 1

Approximate total area(1)

1013.85 ft²

94.19 m²

Reduced headroom

7.33 ft²

0.68 m²

(1) Excluding balconies and terraces

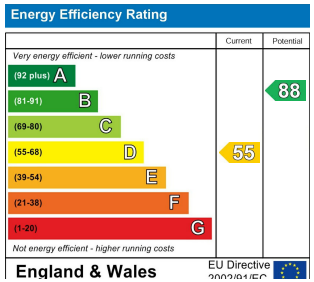
Reduced headroom

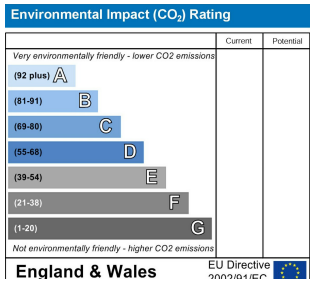
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





rightmove.co.uk
The UK's number one property website

OnTheMarket.com

Chilterns Estate Agents
14 Bridge Street, Thetford, Norfolk, IP24 3AA
T: 01842 754161
E: thetford@chilternsestateagents.co.uk
Chilternsestateagents.co.uk