

13 Abbey Barns Court - £240,000

Thetford IP24 1DA

chilterns

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

£240,000

The Property

This delightful barn conversion offers a unique blend of modern living and character. Built in 2015, this house spans an impressive 1,098 square feet, providing ample space for comfortable living.

The property features two well-proportioned bedrooms, making it ideal for small families or those seeking a guest room. With two bathrooms, convenience is at the forefront, ensuring that morning routines and evening relaxation can be enjoyed without hassle. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the abundance of storage, allowing you to keep your living space tidy and organised. The gated community adds an extra layer of security and privacy, making it a peaceful retreat in the heart of the town centre. Residents will appreciate the proximity to local amenities, ensuring that shops, cafes, and essential services are just a short stroll away.

This property is offered chain free, making the buying process straightforward and efficient. A viewing is essential to truly appreciate the size and character of this lovely home. Whether you are a first-time buyer or looking to downsize, this house in Abbey Barns Court is a wonderful opportunity not to be missed.

AGENTS NOTE

Our vendor informs us that there is an annual service charge of around £440.

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

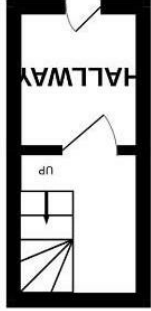
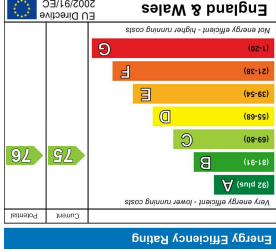
Features

- ALL LOCAL AMENITIES ON YOUR DOORSTEP
- CHARACTER MAISONETTE
- UTILITY ROOM
- EN-SUITE TO BEDROOM ONE
- TWO BEDROOMS
- COMMUNAL GARDENS
- GATED COMMUNITY
- TWO ALLOCATED PARKING SPACES
- NO ONWARD CHAIN!
- VIEWINGS RECOMMENDED

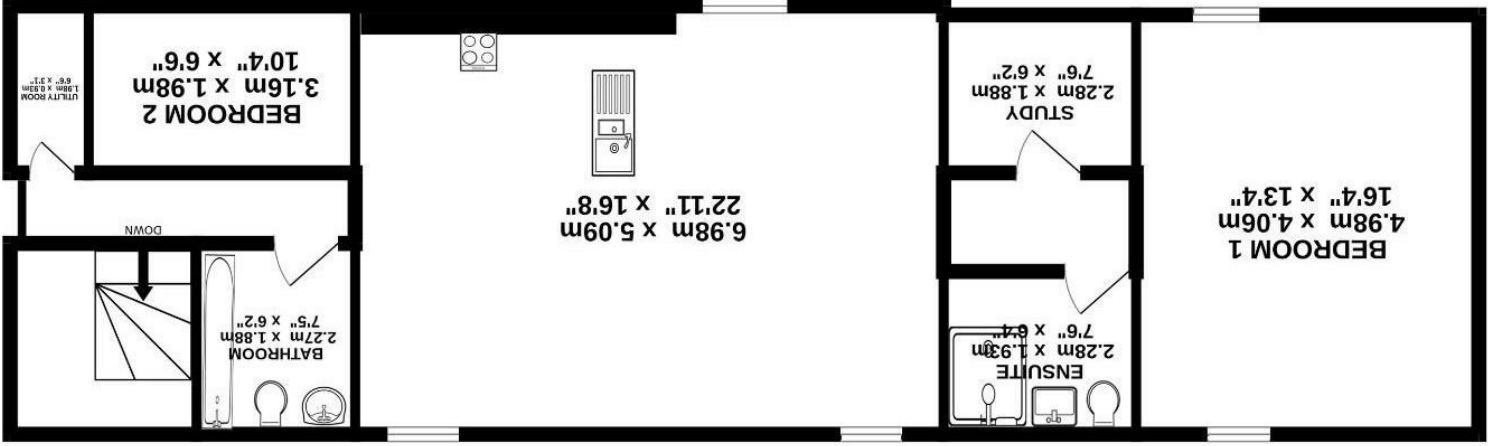




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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



ENTRANCE HALL
5.9 sq.m. (68 sq.ft.) approx.



1ST FLOOR
80.9 sq.m. (871 sq.ft.) approx.

TOTAL FLOOR AREA : 86.2 sq.m. (928 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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