

# East Hall Lodge Road - Guide Price £80,000

Feltwell, Thetford, IP26 4DP

**chilterns**

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# Guide Price £80,000

## The Property

Located in the charming village of Feltwell, Thetford, this delightful top-floor studio flat on Lodge Road presents an excellent opportunity for first-time buyers. The property, which boasts an older style, offers a unique blend of character and potential, making it a perfect canvas for those looking to add their personal touch.

Upon entering, you will find a maintained space that is filled with natural light, creating a warm and inviting atmosphere. The studio layout is both practical and versatile, allowing for easy arrangement of living and sleeping areas. The flat features a comfortable reception room, which can be tailored to suit your lifestyle needs.

One of the standout features of this property is the private balcony, providing a lovely outdoor space to enjoy fresh air and views of the surrounding area. This is an ideal spot for relaxing and enjoying a morning coffee.

The flat includes a well-appointed bathroom and communal parking is available, with plenty of spaces for residents and visitors, adding to the convenience of this lovely home. While the property may require a bit of work, it has been well maintained, ensuring a solid foundation for any improvements you wish to make.

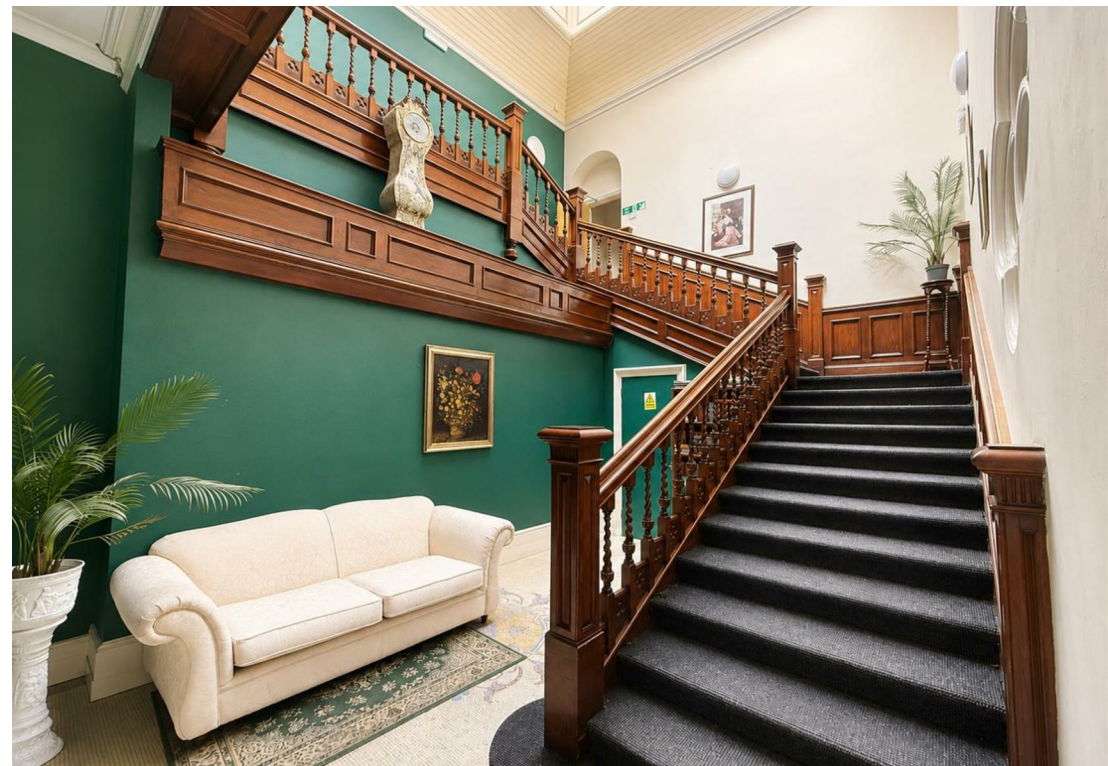
In summary, this studio flat on Lodge Road is a fantastic opportunity for first-time buyers seeking a charming and light-filled home in a peaceful village setting. With its potential for personalisation and the added benefit of outdoor space, this property is not to be missed.

Lease Term - 999 Years from 2004, 977 Years left

**Agent's Note:**  
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.

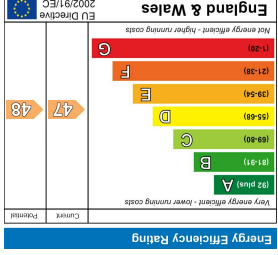
## Features

- TOP-FLOOR STUDIO FLAT
- IDEAL FIRST-TIME BUY
- VILLAGE LOCATION IN FELTWELL
- OLDER STYLE PROPERTY
- WELL-MAINTAINED THROUGHOUT
- LIGHT AND AIRY ACCOMMODATION
- PRACTICAL AND VERSATILE LAYOUT
- PRIVATE BALCONY
- EXCELLENT POTENTIAL FOR PERSONALISATION
- VIEWING RECOMMENDED





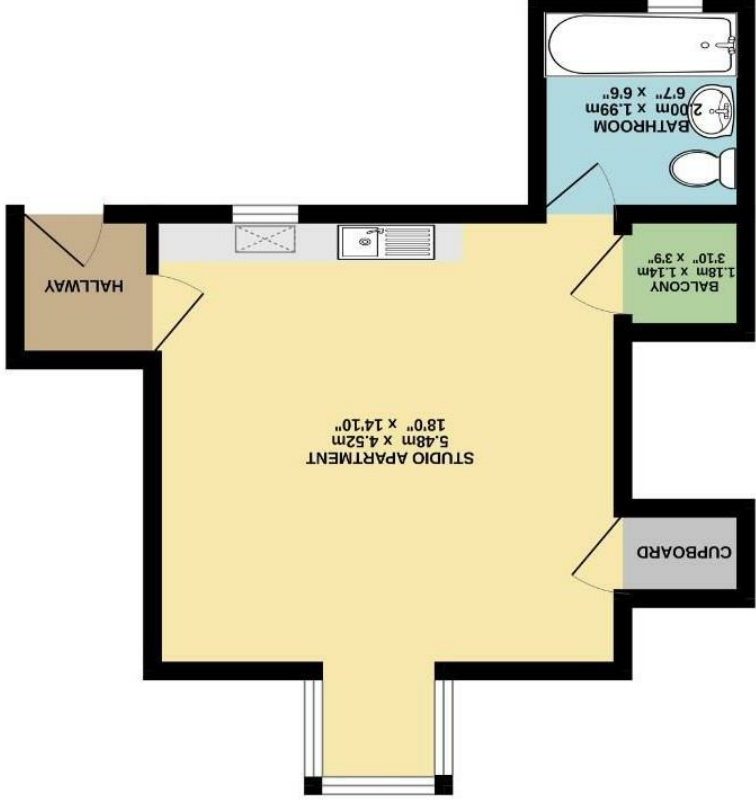
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any 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 condition or efficiency can be given.

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TOTAL FLOOR AREA: 28.0 sq.m (302 sq.ft.) approx.



GROUND FLOOR  
28.0 sq.m, (302 sq.ft.) approx.