



Norfolk Road

, IP24

Price £240,000



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, Thetford, IP24

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Description

Located in the desirable area of Norfolk Road, Thetford, this charming end terrace house offers a wonderful opportunity for both first-time buyers and families. The property is ideally situated near the picturesque Melford Common and Castle Park, while also being conveniently close to the town centre and its amenities.

The house is well presented, though it may benefit from some modernisation to truly make it your own. With UPVC double glazing throughout and a modern combi boiler, the property ensures comfort and efficiency. There is potential for off-road parking, which is a rare find in this sought-after location and previous vendor had a garage in the rear garden (now removed). Additionally, the larger than average garden to the rear provides ample space for outdoor activities and gardening.

This property is offered for sale chain free, making it an attractive option for those looking to move quickly. Given its prime location and appealing features, we anticipate that this home will attract early interest. We highly recommend booking viewings promptly to avoid disappointment. This is a fantastic opportunity to secure a lovely home.

Measurements

Entrance Hall

Kitchen/Dining Room - 'L' shaped 11'9"max x 17'8"max narrowing to 5'8"min

Lounge - 17'9" x 11'6"min

Conservatory

Stairs to first floor from hallway with stair lift (vendors will remove if not requiree) to
Landing

Bedroom 1 - 11'7" x 10'5"

Bedroom 2 - 11'7" x 9'1"

Bedroom 3 - 8'9" 7'4"

Bathroom

Separate W.C.

Gardens - with potential driveway to side of property to good size rear garden

Council Tax band - B

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

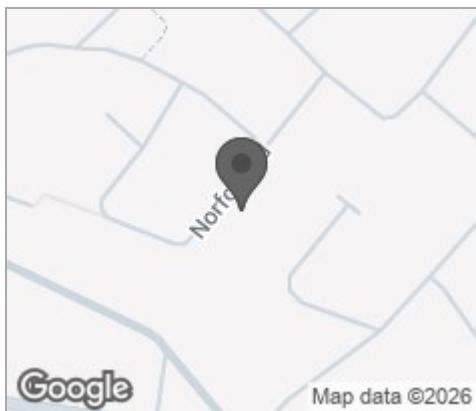
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

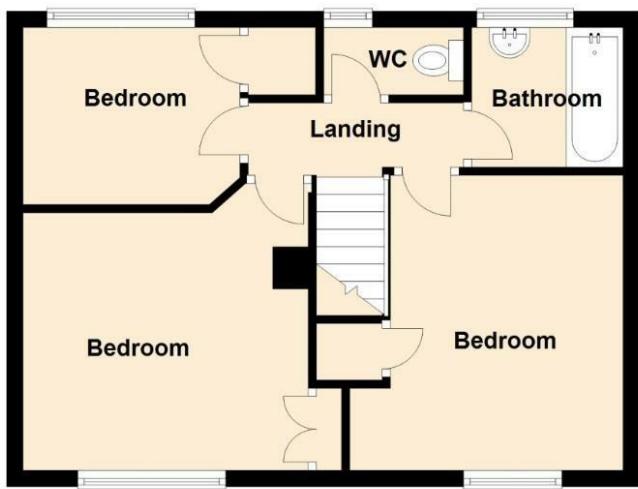




Ground Floor



First Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A	70	77
(G1-91)	B		
(G9-60)	C		
(D5-68)	D		
(D9-54)	E		
(E1-38)	F		
(F1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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