



## Pennycress Drive, Thetford

**Offers in excess of £185,000**

Norfolk Property Online presents this ideal first time buy. Ideally located within easy reach of a variety of local amenities and easy access to the A11, this stylish modern semi has been exceptionally well maintained by the current owners. With the property offering two double bedrooms to complement the generous living accommodation, an internal viewing comes highly recommended.

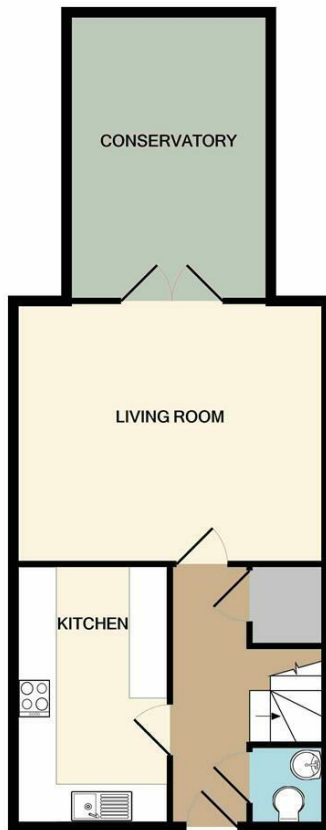


90 St Faiths Lane, Norwich, NR1 1NE

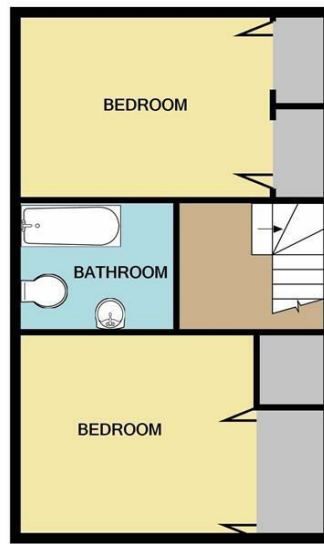
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GROUND FLOOR  
APPROX. FLOOR  
AREA 57.0 SQ.M.  
(614 SQ.FT.)



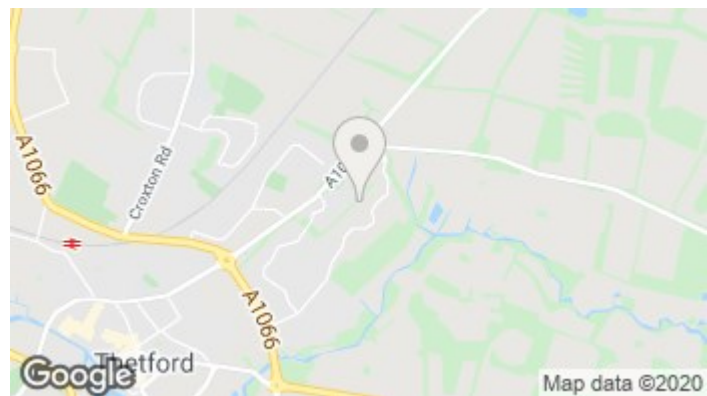
1ST FLOOR  
APPROX. FLOOR  
AREA 42.0 SQ.M.  
(452 SQ.FT.)

TOTAL APPROX. FLOOR AREA 99.0 SQ.M. (1066 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Disclaimer** - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

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