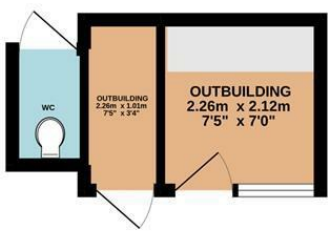
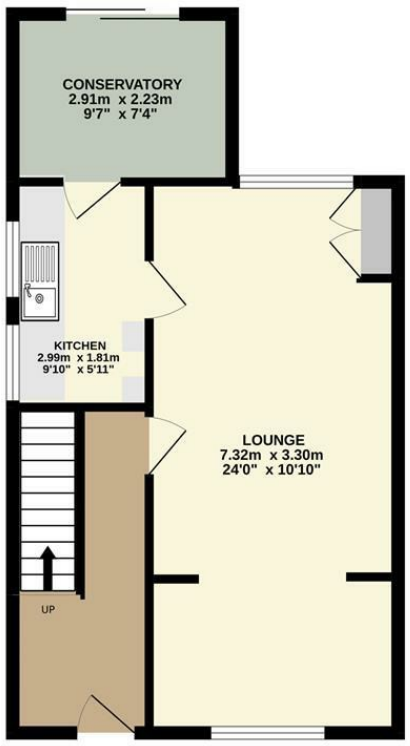
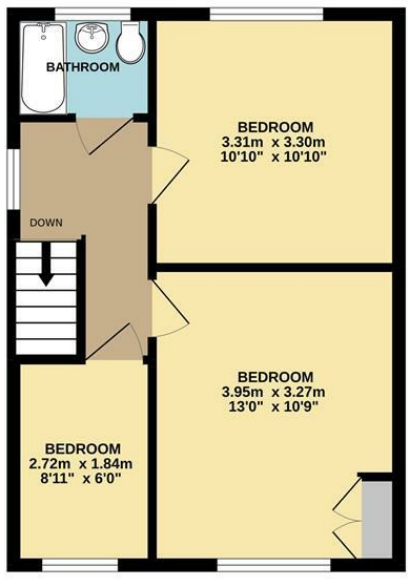
OUTBUILDING
8.6 sq.m. (92 sq.ft.) approx.



GROUND FLOOR
43.8 sq.m. (471 sq.ft.) approx.



1ST FLOOR
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 89.7 sq.m. (966 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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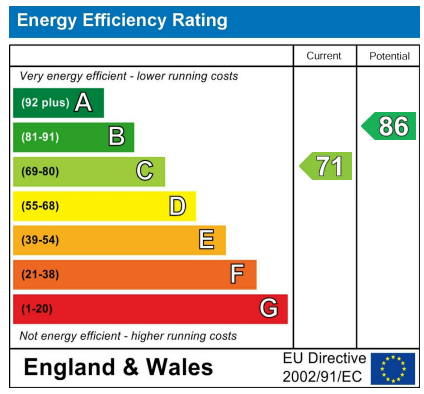

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of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

Chapel Street| Thetford| IP25
Guide £220,000

abbotFox

abbotFox presents this chain-free, semi-detached house. occupying a prime position within the popular and well serviced village of Shipdham, this home offers an ideal opportunity for any buyer looking to make their own mark on a property. Accommodation comprises; entrance hall, lounge diner, kitchen and lean-to-conservatory to the ground floor. The first floor offers three bedrooms and a family bathroom. Externally, the generous frontage allows for ample off road parking, and access to the garage, whilst the rear garden offers a brick-built outbuilding and WC, with a private, lawned garden. The property also offers potential for extension (STPP). An internal viewing comes highly recommended.

Please note the property requires updating and the following:

1. Ground maintenance charges may apply, these cover any communal areas that require maintaining by Flagship Group.
2. Cash buyers will be expected to exchange within 28 days of receipt of contract by their (the purchaser) solicitors.
3. The property must be marketed for a minimum of 14 days prior to accepting any offers.
4. Should your offer be agreed an engrossment fee of £120 inc vat is payable.