MOLYNEUX
ESTATE AGENTS

Norwich Road

, IP24

Price £150,000

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, Thetford, IP24

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Description

Situated in the heart of Thetford on Norwich Road, this charming mid-terraced house presents an excellent opportunity for those seeking a comfortable and convenient family home. With modernisation required throughout, the property has been priced with renovation in mind, making this an ideal opportunity for those seeking a project.

With two inviting reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide a perfect retreat for family members or guests, ensuring everyone has their own space.

The house benefits from gas-fired central heating, ensuring warmth and comfort throughout the colder months. All mains services are connected, making it a hassle-free choice for prospective buyers. The generous rear garden is predominantly laid to lawn, providing a delightful outdoor space for gardening enthusiasts or for children to play. Additionally, a timber shed offers practical storage solutions.

Situated in a convenient town centre location, this established home is within easy reach of local amenities, as well as the train station and bus routes, making daily life more accessible. With no onward chain, this property is ready for you to move in and make it your own. For those interested in viewing this character home, please do not hesitate to contact Molyneux Estate Agents. This is a wonderful opportunity not to be missed.

Measurements

Entrance Hall

Lounge - 12' 2" x 11' 7"

Dining Room - 15' 1" x 12' 2"

Kitchen - 9' 4" plus door recess x 9' 10"

Lean To/ Lobby

Bathroom - 7' x 6' 5"

Stairs to first floor landing

Bedroom 1 - 15' 2" x 12' 3" max

Bedroom 2 - 12' 3" x 11' 9"

Bedroom 3 - 13' 5" x 9' 8"

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.

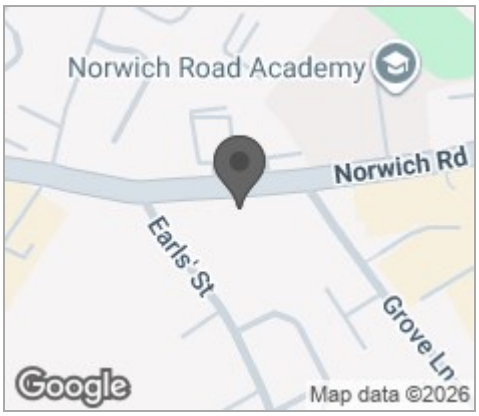
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

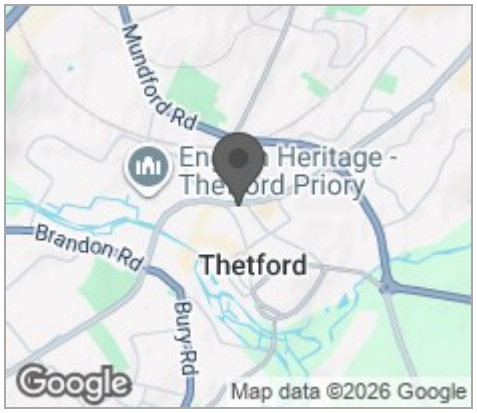
Tel: 01842 818282

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

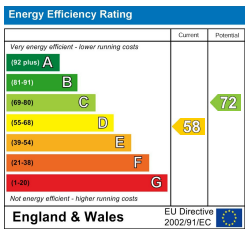
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

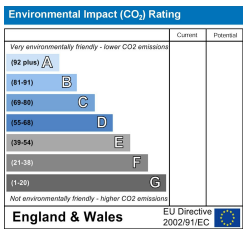




Viewing

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





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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