MOLYNEUX
ESTATE AGENTS

Edith Cavell Close

Thetford, IP24

Guide price £210,000

3 1 1 D

Edith Cavell Close

Thetford, IP24

Guide price £210,000

Description

Guide Price £210,000- £220,000.
Situated in the 'Ladies Estate' of Thetford, this spacious terraced home on Edith Cavell Close offers a delightful blend of comfort and practicality. With three well-proportioned bedrooms, each featuring built-in wardrobe space, this property is perfect for families or those seeking extra room for guests or a home office.

Upon entering, you are greeted by a welcoming entrance hall that leads to a useful cloakroom, enhancing the convenience of daily living. Also to the ground floor is an inviting kitchen, and the spacious lounge/diner, creating an ideal space for entertaining or relaxing with loved ones. Both areas open directly to the rear garden, allowing for a lovely connection with the outdoors.

The enclosed rear garden is a true highlight, featuring a combination of lawn and shingle, along with a timber shed for additional storage. This outdoor space is perfect for enjoying sunny days or hosting gatherings. Additionally, the property boasts an integral garage with parking space in front, accommodating up to two vehicles, which is a rare find in this area.

The upstairs landing leads to the three bedrooms as well as a well-appointed shower room, ensuring that the home meets all your practical needs. With mains gas fired central heating, you can enjoy a warm and cosy atmosphere throughout the year.

With the potential to extend or convert the garage (drawings available upon request) this could make an excellent, long term family home. Internal viewing is highly recommended to fully appreciate all this home has to offer.

Don't miss the opportunity to make this delightful residence your own in the sought after Norfolk town of Thetford.

Measurements

Entrance Hall

Cloakroom

Lounge/ Diner - 18' 5" max x 11' 10" max

Kitchen - 12' 9" x 7' 5"

Stairs to first floor landing

Bedroom 1 - 12' 9" plus door recess x 9' 5"

Bedroom 2 - 12' 8" x 9' 10" max

Bedroom 3 - 9' 6" x 7' 3"

Shower Room - 6' 11" max x 6' 1" max

Agents Note

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.

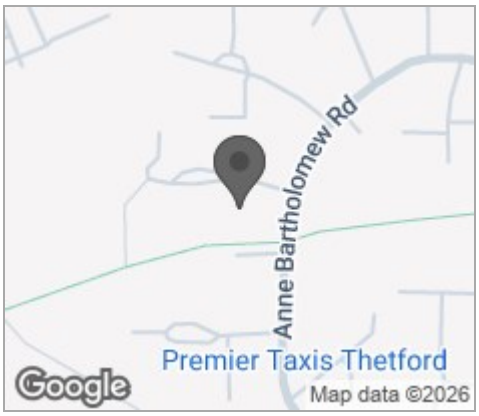
Tel: 01842 818282

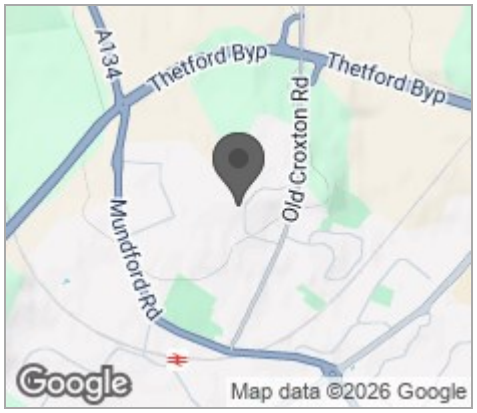
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

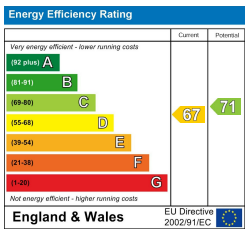
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

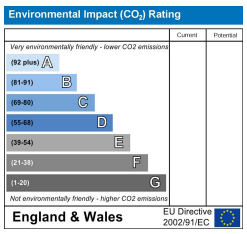




Viewing

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ
TEL: 01842 818282 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**