

DRAFT DETAILS
FLAT 2A, TANNER STREET
THETFORD
IP24 2BQ

Coakley & Theaker (OH) present: A refurbished and modernised first floor flat in Thetford town centre, near shops and amenities. Entrance Hall, First Floor Landing, Open-Plan Sitting/Dining Room & Re-fitted Kitchen, Bedroom, Re-fitted Shower Room, Parking Space, **IDEAL FTB/INVESTMENT PURCHASE, NO CHAIN, VIEW ASAP.**



2100

New Price Guide £110,000

**** NO STAMP-DUTY FOR FIRST-TIME BUYERS ****

ENTRANCE HALL, FIRST-FLOOR LANDING, OPEN-PLAN SITTING/DINING ROOM & RE-FITTED KITCHEN, BEDROOM, RE-FITTED SHOWER ROOM, PARKING SPACE, ELECTRIC THERMOSTATICALLY CONTROLLED RADIATORS, UPVC DOUBLE GLAZING, IDEAL FTB/INVESTMENT, REFURBISHED & MODERNISED, NO CHAIN, VIEW ASAP.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : This property is located in the town centre, with the postcode IP24 2BQ. It has its own front entrance door, approached from Tanner Street.

This splendid one bedroom apartment has undergone a refurbishment programme, with works including new heating via electric thermostatically controlled radiators, re-fitted kitchen and shower room, new carpets and re-decoration. Within the town centre, with its shops and amenities, close-by, and with the benefit of a parking space, it would make an ideal first-time or investment purchase.

ENTRANCE HALL : Approached via a UPVC part glazed front door. Electric thermostatically controlled radiator, stairs to first floor.

FIRST-FLOOR LANDING : Electric thermostatically controlled radiator, consumer unit.

OPEN-PLAN SITTING/DINING ROOM & KITCHEN : 5.59m (18'4") x 2.62m (8'7")
Max measurements

SITTING/DINING ROOM AREA: 3.53m (11'7") x 2.62m (8'7") Max. TV point, telephone point, two electric thermostatically controlled radiators, UPVC window to front. Open-plan to:

KITCHEN AREA: 2.62m (8'7") x 2.01m (6'7") Re-fitted with range of modern white high-gloss base and wall mounted units, work surfaces, inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks, inset ceramic hob with stainless steel cooker canopy over, built-in electric oven/grill, pan drawers, appliance space, UPVC window to front.

BEDROOM : 3.63m (11'11") x 2.51m (8'3") Electric thermostatically controlled radiator, UPVC window to side.

SHOWER ROOM : 1.98m (6'6") x 1.65m (5'5") Re-fitted with white suite comprising tiled shower enclosure with shower unit, vanity wash basin with mixer tap, wc, tiled splashbacks, electric thermostatically controlled radiator, extractor fan.

OUTSIDE : Located to the rear of the flat is a **PARKING SPACE:** Approximately **7.92m (26'0") x 2.74m (9'0")**.

TENURE : LEASEHOLD: We understand that the property has the remainder of a new 125 year lease, which commenced on 1st September 2018.

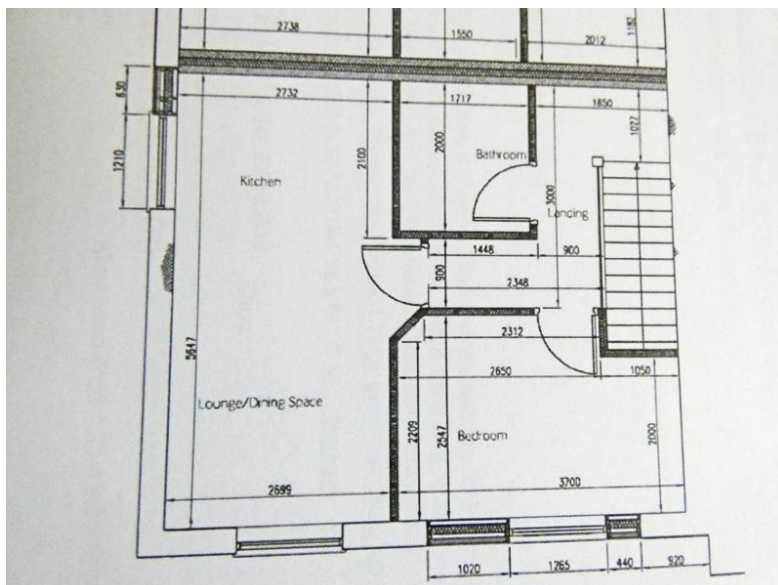
We understand that there is currently a Maintenance/Service Charge of £738.75, which includes Buildings Insurance.

We understand that the current Ground Rent is £200.00 per annum.

THETFORD & AREA : Thetford is just off the A11 between Norwich (about 28 miles) and London (about 86 miles).

Thetford has a railway station with National Express East Anglia providing services between Norwich and Cambridge and East Midlands Trains from Norwich to Liverpool (via Sheffield and Manchester). From Cambridge, regular services run to London King's Cross.





Energy Performance Certificate HM Government

2a, Tanner Street, THETFORD, IP24 2BQ
 Dwelling type: Top-floor flat Reference number: 8588-7030-5059-3436-8922
 Date of assessment: 26 October 2018 Type of assessment: SAP, new dwelling
 Date of certificate: 26 October 2018 Total floor area: 41 m²

Use this document to:

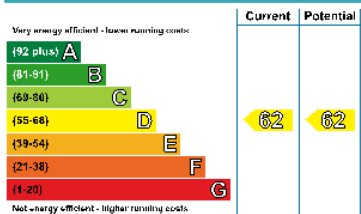
- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 1,950

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	Not applicable
Heating	£ 1,392 over 3 years	£ 1,392 over 3 years	
Hot Water	£ 450 over 3 years	£ 450 over 3 years	
Totals	£ 1,950	£ 1,950	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

THE PROPERTY MISEDDESCRIPTIONS ACT 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.