



St. Nicholas Street, Thetford, IP24 1BG

welcome to

St. Nicholas Street, Thetford

SOLD WITH NO CHAIN! A spacious FLINT FRONTED DETACHED HOME in a sought after Thetford location, offering FOUR BEDROOMS, conservatory, MASTER EN-SUITE, downstairs cloakroom, plenty of scope to personalise and a generous enclosed garden!



The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing, built in under stairs storage cupboard and radiator.

Downstairs Cloakroom

With W.C, wash hand basin, space and plumbing for washing machine, partly tiled walls and window to rear.

Lounge

With fireplace, window to front and radiator.

Dining Room

With window to front and radiator.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and point for electric oven, space for fridge/freezer, boiler and window to rear.

Conservatory

With tiled flooring and door leading out to the rear garden.

First Floor Landing

With built in airing cupboard.

Master Bedroom

With window to front and radiator.

Master En-Suite

With W.C, wash hand basin, bidet, shower cubicle with shower attachment over, window to front and heated towel rail.

Bedroom Two

With window to front and radiator.

Bedroom Three

With window to rear and radiator.

Bedroom Four

With built in wardrobes, window to rear and radiator.

Family Bathroom

With W.C, wash hand basin, bath with shower attachment over, partly tiled walls, window to rear and radiator.

Outside

To the rear of the property, there is a large landscaped rear garden which is mainly laid to lawn with a range of mature shrubs and trees throughout, patio area and garden shed. There is also a gate leading to:

Garage

With driveway parking to front.

Agents Note

Please note that the sale of this property is subject to Grant of Probate. Please contact the Branch for more details on any potential timeframes involved.



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welcome to

St. Nicholas Street, Thetford

- Detached Flint Fronted Family Home
- Sold with No Chain!
- Four Well Proportioned Bedrooms
- Master En-Suite, Downstairs Cloakroom & Family Bathroom
- Separate Living & Dining Rooms
- Conservatory Overlooking the Rear Garden
- Walking Distance to Town Centre, Transport Links & Schools

Tenure: Freehold EPC Rating: D Council Tax Band: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF108411 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk