



Guildford Way, Thetford, IP24 1DJ

welcome to

Guildford Way, Thetford

A spacious three bedroom mid-terraced home on the popular Abbey Farm estate! Offering versatile living space, plenty of built-in storage, well-equipped family kitchen, downstairs cloakroom plus family bathroom upstairs and a low maintenance rear garden, all close to Thetford's town centre!



Summary

Situated on the popular Abbey Farm development, this spacious mid-terraced home offers versatile accommodation, a convenient location and plenty of scope for the next owner to add their own personal touch. Thought to suit first time buyers, growing families or investors, it presents an excellent opportunity in a well-established area of Thetford.

Inside, a bright entrance hall with a convenient downstairs cloakroom leads to a well equipped family kitchen and a spacious rear aspect lounge. With a dedicated dining area and direct access to the garden, this is a wonderfully versatile space for relaxed family meals, cosy evenings and entertaining friends throughout the year. Upstairs, three good sized bedrooms provide comfortable accommodation, each benefiting from plenty of built-in storage, while a family bathroom completes the first floor.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation

Entrance door to:

Entrance Hall

With door to front and stairs to the first floor landing.

Downstairs Cloakroom

With low level W.C, wash hand basin and window to front.

Lounge

With feature fireplace, TV point, door to rear and window to rear.

Dining Area 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, electric oven, gas hob with extractor over, space and plumbing for washing machine, space for fridge/freezer and window to front.

First Floor Landing

With built in airing cupboard.

Bedroom One

With two built in wardrobes and window to front.

Bedroom Two

With built in wardrobes and window to rear.

Bedroom Three

With window to rear.

Bathroom

With low level W.C, wash hand basin, bath unit with taps and shower attachment over and window to front.

Outside

To the rear of the property, there is an enclosed garden with a paved patio area and a variety of shrubs and plants throughout.

Agents Note

We have been advised that this property is part of a CPO. Please contact the Branch for further details or conduct your own due diligence.



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welcome to

Guildford Way, Thetford

- Mid-Terraced Home Ideal for First Time Buyers, Families or Investors
- Spacious Lounge with Separate Dining Area
- Well Equipped Family Kitchen
- Popular Town Location, Close to Local Amenities
- Three Good Sized Bedrooms
- Plenty of Scope for Personalisation Throughout
- Versatile Accommodation
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited Council Tax Band: A

Offers in Excess of

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF108499 - 0003

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