

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

Coakley & Theaker (OH) present: A refurbished and modernised ground floor flat in Thetford town centre, convenient for the shops and amenities. Sitting/Dining Room, Re-fitted Kitchen, Bedroom, Re-fitted Shower Room, **IDEAL FIRST-TIME BUY/INVESTMENT PURCHASE, NO CHAIN, EARLY VIEWING ADVISED.**



2101

New Price Guide £90,000

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

SITTING/DINING ROOM, RE-FITTED KITCHEN, BEDROOM, RE-FITTED SHOWER ROOM, 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 via the rear of the building and accessed off the small road, just off 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, it would make an ideal first-time or investment purchase.

SITTING/DINING ROOM : 4.80m (15'9") x 3.86m (12'8") red to 2.72m (8'11")

Approached via a UPVC part glazed front door. TV point, telephone point, two electric thermostatically controlled radiators, UPVC window to front. Opening to:

KITCHEN : 1.90m (6'3") x 1.47m (4'10") 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, consumer unit.

BEDROOM : 2.74m (9'0") x 2.59m (8'6") Electric thermostatically controlled radiator, UPVC window to side.

SHOWER ROOM : 2.08m (6'10") x 1.60m (5'3") 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.

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

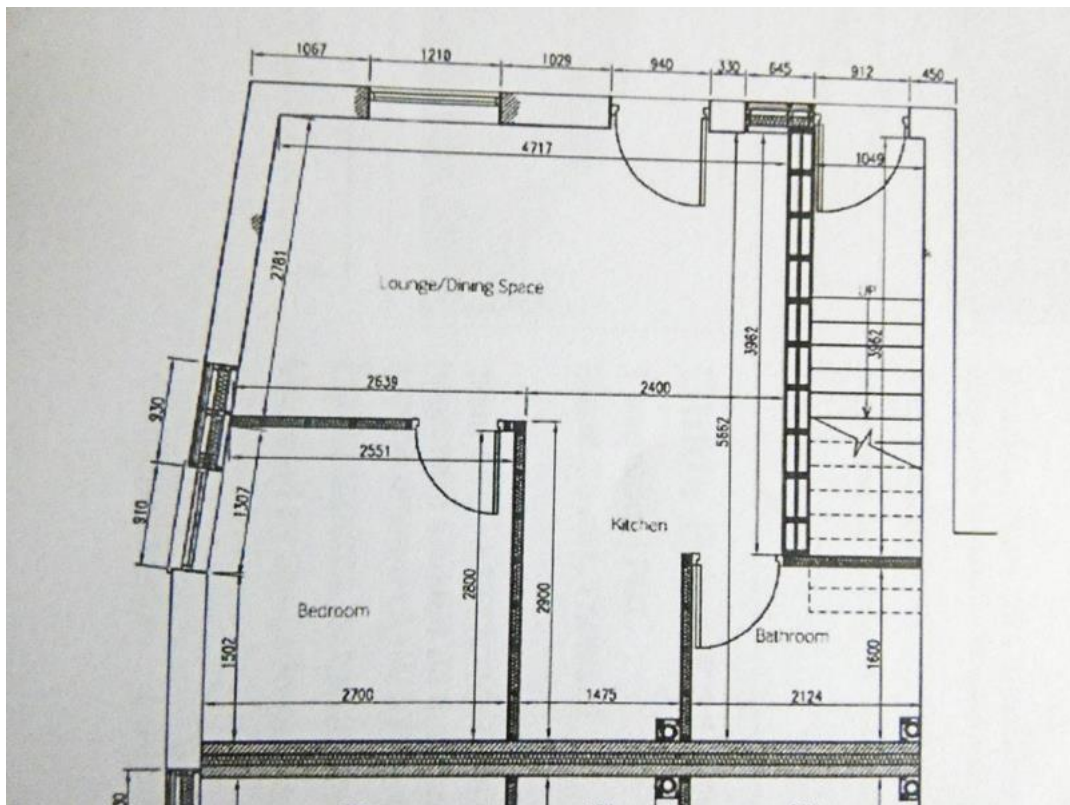
We understand that there is currently a Maintenance/Service Charge of £713.75, which includes Buildings Insurance.

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



2b, Tanner Street, THETFORD, IP24 2BQ

Dwelling type: Ground-floor flat
 Date of assessment: 14 October 2019
 Date of certificate: 15 October 2019
 Reference number: 8895-7045-5429-2097-9013
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 28 m²

Use this document to:

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

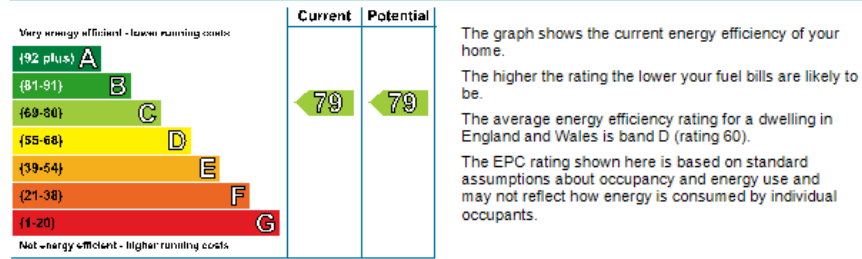
Estimated energy costs of dwelling for 3 years: £ 1,002

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	Not applicable
Heating	£ 384 over 3 years	£ 384 over 3 years	
Hot Water	£ 501 over 3 years	£ 501 over 3 years	
Totals	£ 1,002	£ 1,002	

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



Consumer Protection from Unfair Trading Regulations 2008 (CPRs) 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.

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