



Ulfkell Road, Thetford, IP24 3JP

welcome to

Ulfkell Road, Thetford

SOLD WITH NO CHAIN! In a popular and family friendly area of Thetford, this spacious end-terraced house offers THREE BEDROOMS, plenty of potential for MODERNISATION THROUGHOUT, good sized rear garden and a CONSERVATORY, making it a perfect first time or family home!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is criss-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

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, built in storage cupboard, stairs to the first floor landing and radiator.

Lounge

With window to front, fireplace, TV point, door to rear 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 plumbing for washing machine, space and point for electric cooker, space for fridge/freezer, breakfast bar, window to rear, large built in under stairs storage cupboard, door to rear and radiator.

Garden Room

With door to rear.

First Floor Landing

With access to the loft space and built in airing cupboard.

Bedroom One

With built in storage cupboard, window to front and radiator.

Bedroom Two

With fitted wardrobes, window to front and radiator.

Bedroom Three

With built in storage cupboard, window to rear and radiator.

Bathroom

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

Outside

To the rear of the property, there is an enclosed garden with a paved patio area and various outbuildings and sheds.



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welcome to

Ulfkell Road, Thetford

- Spacious End-Terraced House
- Three Good Sized Bedrooms
- Conservatory to Rear
- Plenty of Potential to Modernise Throughout
- Low Maintenance Rear Garden
- Popular Area of Thetford
- Close to Schools, Shops & Travel Links

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

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THF108500 - 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.

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william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk