



Fairfields, Thetford, IP24 1LB

welcome to

Fairfields, Thetford

Found in a sought after & family friendly area of Thetford this terraced house is offered chain free and has, three good sized bedrooms, generous living spaces, downstairs cloakroom & exciting potential to modernise and personalise throughout - viewing is essential!



The Accommodation

Entrance door to:

Entrance Porch

With door and window to front and door to:

Entrance Hall

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

Lounge

With gas fire, TV point, window to front, sliding door leading out to the rear garden 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 for fridge/freezer, integrated double oven, hob, space and plumbing for washing machine, breakfast bar, tiled flooring, door to rear and window to rear.

Downstairs Cloakroom

With low level W.C and wash hand basin with taps over.

First Floor Landing

With built in storage cupboard and radiator.

Bedroom One

With window to rear and radiator.

Bedroom Two

With fitted wardrobes, window to rear and radiator.

Bedroom Three

With window to front and radiator.

Bathroom

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

Outside

To the rear of the property, the garden is largely laid to lawn with a paved patio area.



view this property online williamhbrown.co.uk/Property/THF108510



welcome to

Fairfields, Thetford

- Spacious Terraced Home
- Chain Free Sale
- Three Good Sized Bedrooms
- Potential to Personalise Throughout
- Front to Back Living/Dining Room

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

offers in excess of

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF108510



Property Ref:
THF108510 - 0003

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