



Melford Bridge Road, Thetford, IP24 2HH

welcome to

Melford Bridge Road, Thetford

RENOVATION OPPORTUNITY - IDEAL FOR HOMEMOVERS AND INVESTORS! Boasting TWO DOUBLE BEDROOMS, light living room, kitchen/diner, accessible SHOWER ROOM & a versatile rear garden with TWO PARKING SPACES to rear. Close to SCHOOLS, town centre amenities, MAJOR TRANSPORT LINKS & Melford Common!



Summary

Found in a popular and family friendly area of Thetford, this end of terraced property is an excellent opportunity for first-time buyers or investors alike. Being sold with no onward chain and located close to primary and secondary schools, town centre amenities, and road, rail and bus links to major towns and cities, it's perfectly placed for convenient day-to-day living.

The accommodation has been well cared for by the current owners, yet still offers ample scope to personalise and add your own stamp throughout. A welcoming entrance hall leads into a light and bright living room, followed by a well equipped kitchen/diner that provides great practicality. A rear lobby gives access to the outside space. Upstairs, the property benefits from two double bedrooms and an accessible shower room, completing the layout.

To the rear, the garden is a versatile and generous space, offering plenty of potential for the new owner to landscape, create seating areas or simply enjoy as is.

With its no chain status, excellent location and potential, early viewing is strongly advised.

The Accommodation

Entrance door to:

Entrance Hall

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

Living Room

13' max. x 9' 10" max. (3.96m max. x 3.00m max.)
With TV point, window to front and radiator.

Kitchen / Diner

12' 11" max. x 8' 1" max. (3.94m max. x 2.46m max.)
With a range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, electric oven, electric hob with extractor hood over, space and plumbing for washing machine, under stairs storage cupboard, tiled flooring, window and door to rear and radiator.

Rear Lobby

Being of UPVC construction, with door to rear.

First Floor Landing

With window to side.

Bedroom One

12' 11" max. x 9' 9" max. (3.94m max. x 2.97m max.)
With two built in storage cupboards, one housing the central heating boiler, and window to front.

Bedroom Two

9' 10" x 6' 5" (3.00m x 1.96m)
With window to rear.

Shower Room

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

Outside

To the rear of the property is a garden which is mainly laid to lawn with a range of shrubs throughout and a gate to the rear, which leads to the parking area.



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welcome to

Melford Bridge Road, Thetford

- GUIDE PRICE: £160,000 - £165,000!
- End-Terraced House with Views Overlooking Melford Common
- Plenty of Scope to Personalise and Add Value
- Sold with No Chain - Great for First Time Buyers or Investors
- Easy Access to Town Centre Shops & Amenities
- Good Road, Rail and Bus Links to Major Towns and Cities
- Well Equipped Kitchen/Diner
- Two Double Bedrooms

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

guide price

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THF108228 - 0014

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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