



**Thistle Close, Thetford, IP24 2YB**

**welcome to**

**Thistle Close, Thetford**

ATTENTION INVESTORS! Being sold with TENANTS IN SITU, paying £850pcm, this is a WELL PRESENTED two bedroom home on the popular CLOVERFIELDS ESTATE in Thetford, offering DRIVEWAY PARKING, MODERN KITCHEN and A SUNNY GARDEN WITH LAWN & DECKING!



## Summary

Situated on the popular Cloverfields development in the market town of Thetford, this well cared for home offers bright and comfortable accommodation, making it an excellent opportunity for investors.

The location is particularly convenient, being within easy walking distance of the bustling town centre, supermarkets, primary and secondary schools, as well as excellent road, rail and bus connections. The town also benefits from a main train line with direct services to Cambridge and Norwich, making it ideal for commuters.

Approaching the property, you will immediately notice the driveway to the side, providing ample off road parking.

Inside, the accommodation has been well maintained and offers light filled spaces with scope for the new owner to add their own personal touch. The property opens into a modern and well equipped kitchen with plenty of space for appliances, before leading through to the bright lounge at the rear. From here, sliding doors open directly onto the garden, creating a lovely connection between the indoor and outdoor space.

Upstairs, the property offers two well proportioned bedrooms along with a family bathroom, completing the accommodation.

Outside, the rear garden provides a versatile and enjoyable space, featuring both lawn and decking areas. Whether used for relaxing, entertaining, gardening or family time, it offers a wonderful outdoor setting.

Viewing is highly recommended!

## The Accommodation

Entrance door to:

### 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, electric oven, electric hob with extractor over, door to side, window to front, tiled flooring and radiator.

### Lounge

With TV point, sliding doors leading out to the rear garden, stairs to the first floor landing and radiator.

### First Floor Landing

#### Bedroom One

With window to rear and electric heater.

#### Bedroom Two

With window to side and electric heater.

### Bathroom

With low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, built in airing cupboard and window to front.

### Outside

To the side of the property, there is a concrete driveway, offering ample space for off road parking.

To the rear, the enclosed garden is largely laid to lawn with a timber decking area.



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## Thistle Close, Thetford

- ATTENTION INVESTORS!
- Being Sold with Tenants in Situ, Paying £850pcm
- Well Presented Two Bedroom Home
- A Great Investment
- Walking Distance to Town Centre Amenities
- Modern Fitted Kitchen
- Driveway to Side
- Enclosed Garden to Rear

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

offers in excess of

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
THF108154 - 0002

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