

8 Ely Way - Offers In Excess Of £140,000

Thetford IP24 1DP

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £140,000

The Property

Are you searching for a property to add to your investment portfolio or a first time buyer looking to get onto the property ladder? This three bedroom mid terraced home is being offered for sale with no onward chain!

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

SITUATION LOCATION

Chilterns are pleased to bring this three bedroom mid terraced house to the market which is situated on the Abbey development in Thetford. The property would make an ideal investment purchase and is being offered for sale with no onward chain!

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

ENTRANCE HALL

Sealed unit entrance door to front, stairs leading to first floor landing, doors to ground floor accommodation, carpet flooring, radiator.

CLOAKROOM

Two piece suite comprising; WC, wall mounted wash basin with tiled splash backs, vinyl flooring, UPVC double glazed window to front.

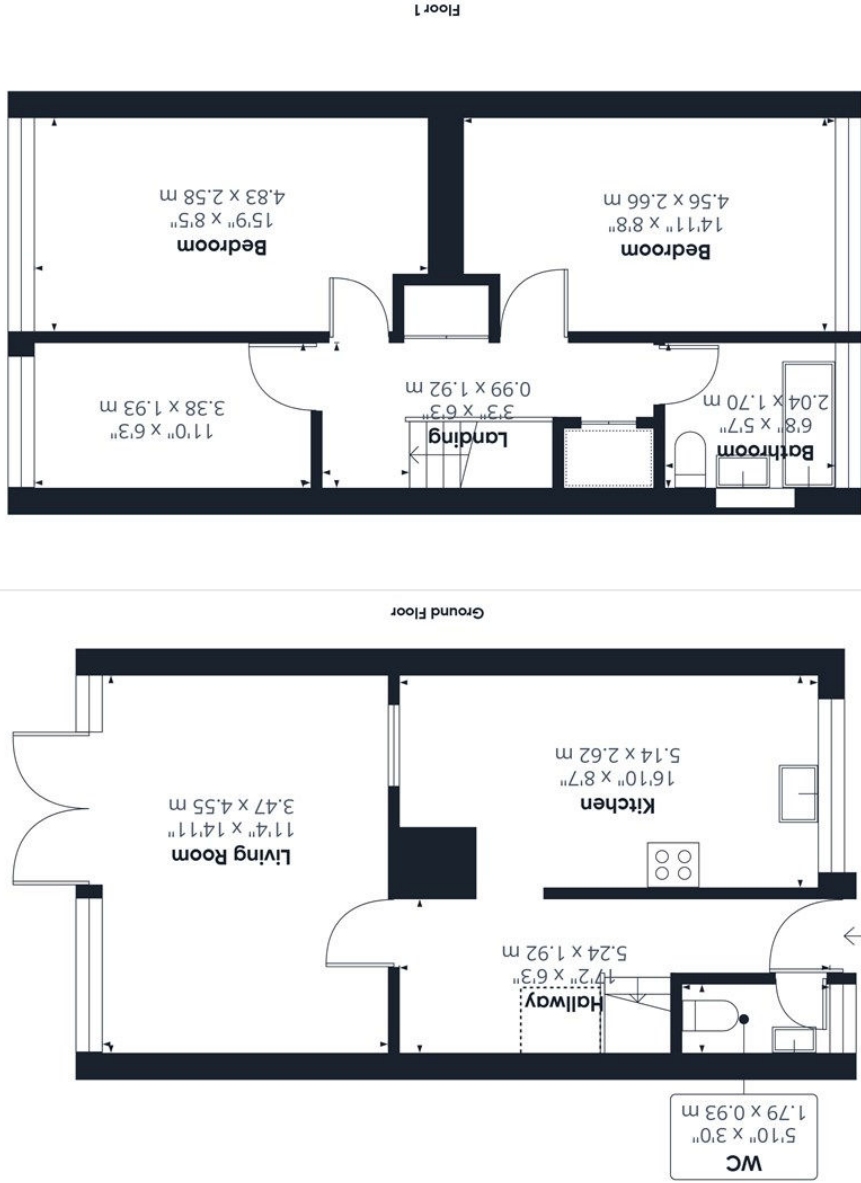
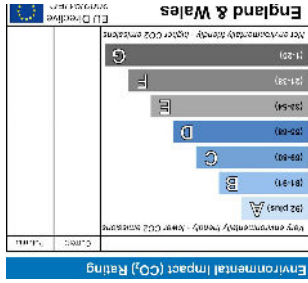
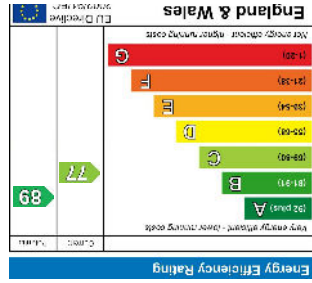
Features

- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- IN NEED OF MODERNISATION
- SITUATED ON THE ABBEY DEVELOPMENT
- WALKING DISTANCE OF THETFORD RAILWAY STATION
- CONVENIENT FOR TOWN CENTRE ACCESS
- MID TERRACED HOUSE
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- ENCLOSED FRONT & REAR GARDENS
- NO ONWARD CHAIN!





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Approximate total area ^m	843 ft ²	78.4 m ²
Reduced headroom	8 ft ²	0.8 m ²
(1) Excluding balconies and terraces		
Reduced headroom	Below 5 ft/1.5 m	
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.		
GIRAFFE360		