

13b | Earls Street | Thetford | IP24 2AB

£750 PCM

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT

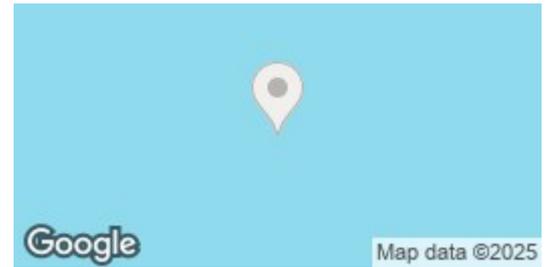


Ground Floor



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	44
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Description

This recently converted one bedroom ground floor apartment is situated in the heart of Thetford. The property offers an open plan living space with a lounge area and a fitted kitchen featuring an oven, hob and extractor fan, along with a modern style shower room.

Off the lounge area is a double bedroom with doors opening onto a small enclosed patio. The property benefits from double-glazed windows and electric heating throughout, and a free public car park is located directly behind the building.

Please be advised that an additional £40 per month will be payable directly to the landlord for water charges, in addition to the monthly rent. The electricity bill will also be paid directly to the landlord each month, with the exact amount to be confirmed.

Key features

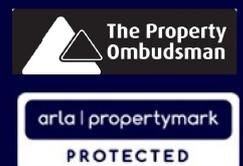
- Recently converted one-bedroom ground floor apartment
- Kitchen includes oven, hob and extractor fan
- Modern shower room
- Free public car park directly behind the building
- Electricity billed monthly by the landlord (amount TBC)
- Open-plan living area with lounge and fitted kitchen
- Double bedroom with doors leading to a small enclosed patio
- Electric Heating and double glazed windows throughout
- £40 per month payable to the landlord for water charges
- Expected to be available in early December, subject to completion sign-off

Council Tax Band & Local Authority: A, Breckland
Deposit Required: £865

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Lettings | 6 Church Lane | Eaton | NR4 6NZ
hello@butterflylettings.co.uk
www.butterflylettings.co.uk
01603 870870



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