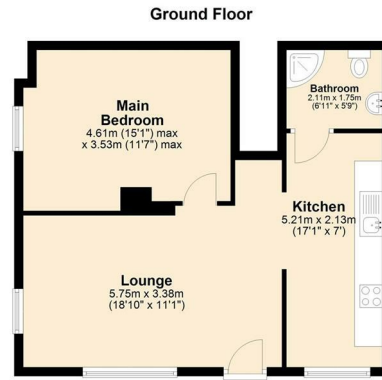




13 | Earls Street | Thetford | IP24 2AB

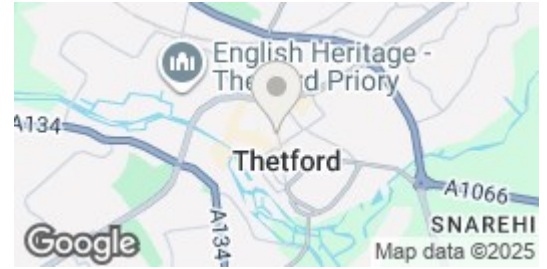
£800 PCM

 **BUTTERFLY** 
LETTINGS & PROPERTY MANAGEMENT



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		
(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 located in the heart of Thetford. The property includes a fitted kitchen with oven, hob, and extractor fan, along with a shower room finished in a modern style. The apartment has a dual-aspect lounge measuring 18'10", offering space for both living and dining, and a main bedroom measuring 15'1" x 11'7". Please note there is no allocated parking with this property; however, a free public car park is available directly behind the building.

Please be advised that an additional £40 per month will be payable directly to the landlord for water charges. This is in addition to the monthly rent.

Key features

- One bedroom ground floor apartment
- Dual aspect 18'10" lounge
- Main bedroom measuring 15'1" x 11'7"
- Free public car park located directly behind the building
- Recently converted - EPC awaited
- Fitted kitchen with oven, hob, and extractor fan
- Space for both living and dining within the lounge
- Modern-style shower room
- Located in the heart of Thetford
- Available Mid-End September

Council Tax Band & Local Authority: New Build, Breckland
Deposit Required: £923

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.



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While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.

We are Butterfly Lettings LTD with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN