



5 | Anne Bartholomew Road | Thetford | IP24 1TF

£900 PCM

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 47.9 sq. metres (515.1 sq. feet)

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 two bedroom ground floor apartment on the outskirts of Thetford features a spacious 17'5 open-plan living area with double doors leading to an enclosed rear garden, a sleek modern kitchen with integrated appliances, and two well proportioned bedrooms. The main bedroom benefits from an en-suite shower room, while a separate shower room and utility area add further practicality. Gas central heating and double glazing ensure year-round comfort.

Outside, the property benefits from off-road parking to the front and a generously sized enclosed rear garden, featuring a lawn, patio area, mature trees, and a wooden storage shed. Conveniently located on the outskirts of Thetford, the apartment offers easy access to the town centre, local schools, and transport links.

Key features

- Two bedroom ground floor apartment is situated on the outskirts of Thetford
- Modern kitchen with integrated oven and hob, plus a freestanding fridge freezer
- Master bedroom with en-suite shower room
- Off-road parking space positioned at the front of the property
- Generous enclosed rear garden
- Spacious open plan living area with double doors opening onto the rear garden
- Entrance hall, shower room, and utility area with washing machine included
- Gas central heating and double glazing throughout
- Ideally located for easy access to the town centre, schools, and transport links
- Available from beginning of August 2026

Council Tax Band & Local Authority: A, Breckland
Deposit Required: £1,038

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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