

Olivers

Newly refurbished first floor flat located in the heart of Thetford, a short distance to town centre, railway and bus station.



£725 pcm

Two Gothic House, 12 Old Market Street, Thetford, IP24 2EQ

- Refurbished flat
- Private staircase
- Grade II Listed
- Two bedrooms
- Gas central heating
- Own walled garden
- Allocated parking space
- Off hallway rooms
- Available immediately

Tel: 01502 470 193 Fax: 01502 710 121 info@olivers.co.uk

Website: www.olivers.co.uk

DESCRIPTION:

Newly refurbished two bedroom first floor flat comprising private entrance hallway and staircase, one double bedroom and a single bedroom with dressing room, newly installed kitchen and bathroom, open plan lounge/diner, gas central heating, enclosed garden space, one allocated off road parking space. Available immediately. (Sorry the property is not suitable for pets)

This distinctive Victorian Grade II listed building is situated on Old Market Street which lies in the ancient heart of Thetford, ideally located between Castle Park and Nuns Bridges with its delightful grassy riverside walks, and yet still only a few minutes walk from the shops and restaurants.

Thetford provides easy access to the A11 London to Norwich road, efficient National bus connections to London Victoria Coach Station and rail links to London Liverpool Street. Nearby Thetford Forest provides a vast area for exploring on foot or cycle.

2 Gothic House occupies the entire first floor of this charming brick and flint house. It benefits from a private courtyard with one allocated parking space, and has its front door leading from that courtyard. The flat has its own private walled garden accessed through the gate from beside the parking space.

Fully renovated and painted throughout with all new carpets or vinyl floor coverings and new curtain rails to windows, the property offers the following accommodation:

ACCOMODATION

Entrance hallway

Large hall with a radiator beneath the coat hooks and useful under stairs storage.

On the first floor the entrance door to the flat leads to a hall with rooms leading off:

Double bedroom 2.90m X 3.30m

Windows facing Castle Hill, radiator, new carpet

Bedroom Two (2.93m x 2.17m)

Smaller bedroom or home office with annex (1.71m x 1.53m) and windows to two aspects.

...down three steps to

Kitchen (2.71m x 2.03m)

Fitted out with a range of new cupboards and drawers complemented by a wood effect worktop; one and a half bowl stainless steel sink with drainer and plumbing for a washing machine beneath the adjacent space; spaces for tenant's own fridge freezer and 600mm electric cooker under fitted cooker hood. Radiator and new vinyl floor covering.

Bathroom (1.79m x 2.05m)

Newly equipped bathroom with acrylic double ended bath with chrome shower over, WC and hand basin with small cupboard beneath, chrome towel radiator. New vinyl floor covering.

Lounge / Diner (6.57m max x 3.44m max)

Spacious room with views to the top of Castle Hill, and two built-in cupboards, this leads into the Dining room overlooking the garden, serving hatch through to kitchen. Cupboards enclose the wall mounted gas boiler and hot water cylinder, with a further cupboard providing more storage.

TERMS OF TENANCY

The property is offered on an Assured Shorthold letting agreement for a period of 6 or 12 months, to continue thereafter on a periodic monthly basis.

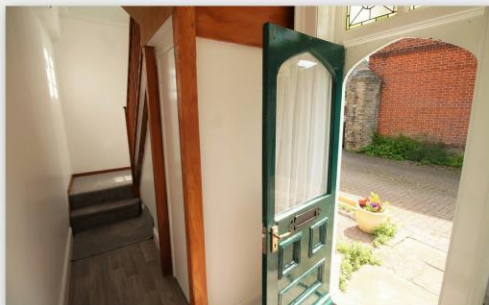
For details of the application process (no tenant fees since 1st June 2019) and to arrange a viewing please contact Oliver's Property Agents.

AGENT NOTES

Permission from landlords must be requested before any TV or satellite aerial installation on this listed building.

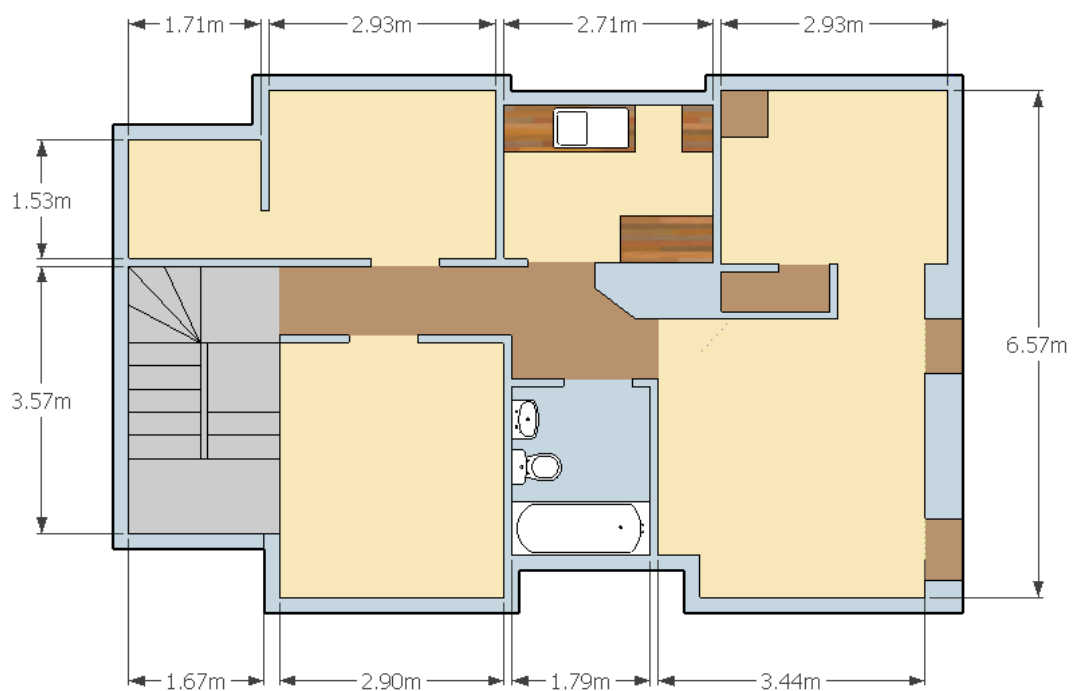
This is a no smoking property.

Sorry this property is not suitable for pets or children



FLOOR PLAN:

Flat Two, Gothic House, 12 Old Market Street, Thetford, IP24 2EQ



Total Floor area: 63.53m² / 683.83ft²

All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations: Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.

Energy Performance Certificate



Flat 2, 12, Old Market Street, THETFORD, IP24 2EQ

Dwelling type:	Top-floor flat	Reference number:	8791-6029-5760-9557-3922
Date of assessment:	23 January 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	23 January 2019	Total floor area:	55 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

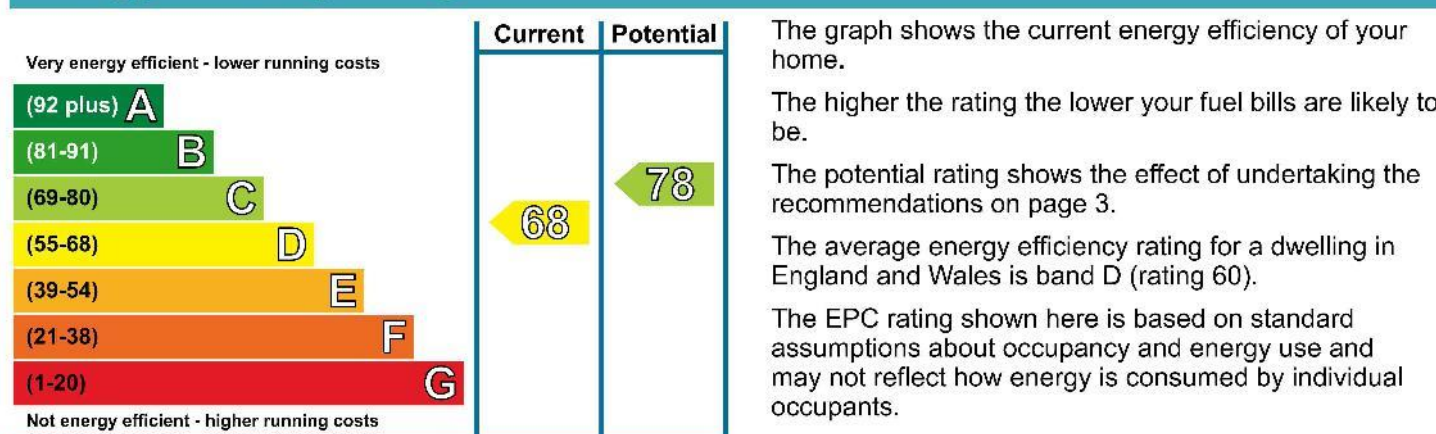
Estimated energy costs of dwelling for 3 years:	£ 1,725
Over 3 years you could save	£ 573

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 144 over 3 years	
Heating	£ 1,155 over 3 years	£ 645 over 3 years	
Hot Water	£ 357 over 3 years	£ 363 over 3 years	
Totals	£ 1,725	£ 1,152	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 366
2 Low energy lighting for all fixed outlets	£15	£ 66
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 138

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.