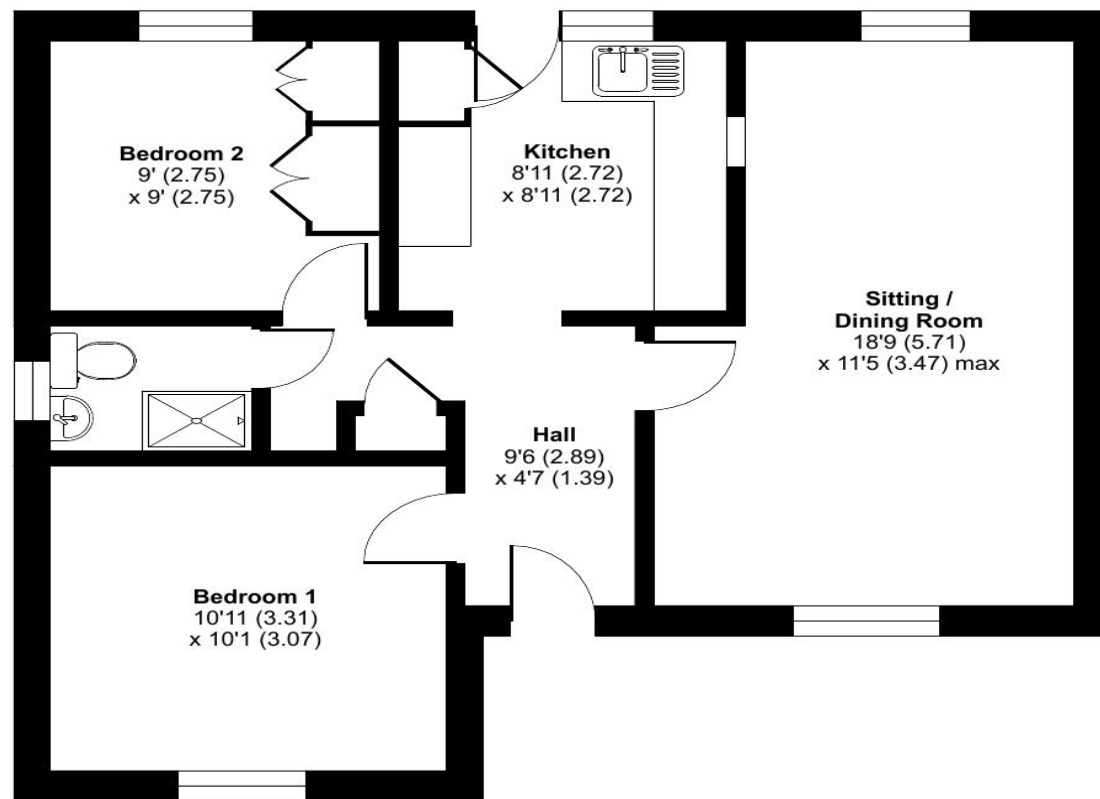
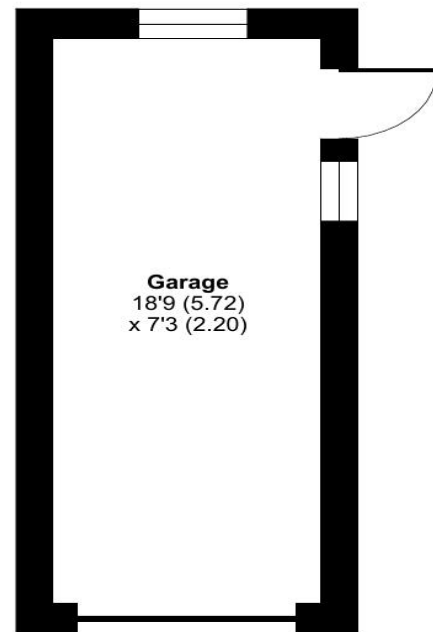


## Fairholme Close, IP25

Approximate Area = 586 sq ft / 54.4 sq m  
Garage = 138 sq ft / 12.8 sq m  
Total = 724 sq ft / 67.2 sq m  
For identification only - Not to scale



**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Longsons. REF: 1239881



18 High Street Watton Thetford Norfolk IP25 6AE  
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<https://www.longsons.co.uk>



## Fairholme Close, Ashill, Thetford, IP25 7BJ

CHAIN FREE! Semi detached bungalow with garage, gardens and two bedrooms situated within the popular village of Ashill. The bungalow would benefit from an element of TLC but offers great potential. Boasting Sitting/dining room, double glazing and gas central heating. Viewing recommended.

**Price £200,000 Freehold**

18 High Street Watton Thetford Norfolk IP25 6AE  
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### Outside Front

Front garden laid to low maintenance shingle, driveway to garage door with parking for two to three vehicles, path to front door, garden wall to front perimeter, gated access to rear garden.

### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, access door to garage, wooden fence to perimeter, gated access to front.

### Agent`s Notes

EPC rating D63 (Full copy available on request)  
Council tax band A (Own enquiries should be make via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi-Detached Bungalow
- Two Bedrooms
- Gardens, Garage and Parking
- Energy Efficiency Rating
- Gas Central Heating
- CHAIN FREE!

Situated within the popular village of Ashill, Longsons are delighted to bring to the market this semi detached two bedroom bungalow with garage. The bungalow would benefit from an element of TLC but ready for you to put your own stamp on it with gardens, double glazing and gas central heating.

Offering great potential viewing is highly recommended

Briefly the property offers entrance hall, sitting/dining room, kitchen, two bedrooms, bathroom, garage, gardens, parking, double glazing and gas central heating.

**ASHILL**  
Ashill is a popular village and the amenities include a public house with restaurant and primary school. The market towns of Swaffham, Watton and Dereham with all their additional amenities are only a short distance away. There is easy access from Ashill

to the main A47, allowing good access to the city of Norwich and all it offers, including a variety of shops, supermarkets and a train station with direct rail links to London Liverpool Street. Airport facilities are also available at Norwich Airport.

### Entrance hall

UPVC double glazed entrance door to front, two built in storage cupboards, loft access, radiator.

### Sitting/Dining Room

Double glazed windows to front and rear, two radiators.

### Kitchen

Fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, space and plumbing for washing machine, space for fridge/freezer, built in cupboard housing gas central heating boiler.

### Bedroom One

10'11" (3.33m) x 10'0" (3.05m)

Double glazed window to front, radiator.

### Bedroom Two

9'0" (2.74m) x 8'11" (2.72m)

Double glazed window to rear, radiator.

### Shower Room

Walk in shower cubicle, wash basin, WC, tiled splashback, wall mounted electric fan heater, obscure glass UPVC double glazed window to side, radiator.

### Garage

21'1" (6.43m) x 8'0" (2.44m)

Single garage of concrete panel construction with pitched roof, up and over main door to front, UPVC access door opening to rear garden, UPVC double glazed windows to rear and side.

