



Lawson's
ESTATE AGENTS

18 Edith Cavell Close, Thetford
£220,000

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Thetford, IP24 1TJ

Welcome to this delightful 3 Bedroom End Of Terrace House located conveniently close to schools and with easy access to the A11. This property, listed exclusively with Lawsons Estate Agents, boasts a modern Kitchen / Breakfast Room, Gas Heating, a practical Downstairs W/C, and a beautifully appointed Shower Room. The property also features a spacious Lounge / Diner, perfect for entertaining guests. The low maintenance Rear Garden provides a serene outdoor space for relaxation and leisure. Don't miss out on the opportunity to make this house your home.

Council Tax band: B

Tenure: Freehold

Hallway

8' 9" x 2' 6" (2.67m x 0.77m)

Doors to W/C, kitchen / breakfast room, lounge, and understairs storage cupboard, with radiator, wood effect flooring, and stairs to first floor landing.

w/c

5' 7" x 2' 11" (1.71m x 0.89m)

Frosted window to front, low level W/C, wash basin with mixer tap and tiled splashback over, with wood effect flooring.

Lounge / Diner

21' 6" x 10' 3" (6.56m x 3.12m)

Window to front, feature gas fireplace with surround, wood effect flooring, and French doors to rear.





Kitchen / Breakfast Room

12' 4" x 10' 0" (3.77m x 3.05m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, fridge / freezer, washing machine, and dishwasher, with radiator, tiled flooring, and spotlighting.

First Floor Landing

3' 1" x 8' 9" (0.94m x 2.66m)

Doors to all bedrooms, family shower room, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

11' 6" x 9' 8" (3.51m x 2.95m)

Window to rear, built-in wardrobes, radiator, and tiled flooring.

Bedroom 2

12' 7" x 9' 11" (3.83m x 3.03m)

Window to rear, radiator, and tiled flooring.

Bedroom 3

9' 11" x 6' 9" (3.03m x 2.07m)

Window to front, radiator, and carpet flooring.



Shower Room

4' 11" x 9' 10" (1.51m x 3.00m)

Frosted window to front, walk-in shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with heated towel rail, and full wall and floor tiling.

Front Garden

Mainly laid to shingle, with picket fencing to all sides, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to synthetic lawn, with patio area to the immediate rear of the property, and pathway leading to rear access gate.

Parking

The property benefits from on-road parking, available on a first come, first served basis.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,771.82 per annum for 2024/25.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents are able to offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents

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