



Lawsons
ESTATE AGENTS

18 Sloane Way, Thetford
£189,950

18 Sloane Way

Thetford, IP24 3JE

Lawsons Estate Agents are thrilled to present this delightful 3-bedroom end of terrace house to the market. Boasting a family bathroom, gas central heating, and a kitchen /diner, this property is perfect for those seeking a comfortable and convenient lifestyle. Situated close to town and amenities, the lounge is ideal for relaxation and entertainment. Don't miss out on this opportunity - call now to view!

Council Tax band: A

Tenure: Freehold

- THREE BEDROOMS
- END OF TERRACE
- GAS CENTRAL HEATING
- FAMILY BATHROOM
- ENCLOSED GARDENS
- COUNCIL TAX - BAND A
- KITCHEN / DINER
- CLOSE TO TOWN & AMMENITIES
- LOUNGE
- CALL NOW TO VIEW!





Hallway

6' 5" x 8' 8" (1.96m x 2.64m)

Frosted window to front, door to lounge, opening to kitchen / diner, with radiator, tiled flooring, and stairs to first floor landing.

Kitchen / Diner

5' 2" x 18' 9" (1.58m x 5.72m)

Windows to front and rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, space for freestanding cooker, washing machine, and fridge / freezer, doors to rear garden and two storage cupboards, with tiled flooring.

Lounge

10' 9" x 18' 10" (3.28m x 5.73m)

Window to front, radiator, wood effect flooring, and patio door to rear garden.

First Floor Landing

8' 2" x 3' 5" (2.50m x 1.05m)

Doors to all bedrooms, family bathroom, and storage cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

10' 11" x 11' 3" (3.34m x 3.43m)

Window to front, door to built-in wardrobe / storage cupboard, with radiator, and carpet flooring.

Bedroom 2

9' 1" x 12' 3" (2.76m x 3.74m)

Window to front, radiator, and carpet flooring.

Bedroom 3

10' 10" x 7' 4" (3.31m x 2.24m)

Window to rear, door to storage cupboard housing the gas combination boiler, with radiator, and carpet flooring.



Bathroom

8' 11" x 6' 2" (2.71m x 1.88m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with radiator, and wood effect flooring.

Front Garden

Enclosed front Garden, mainly laid to a concrete pathway leading to the front door, with lawn area, shrubs, and a tree.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with centerpiece feature tree, sheltered decking area, and hardstanding area to the rear for garden shed.

Parking

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

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,518.70 per annum for 2024/25.

Viewing

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

Financial Advice

Lawson's Estate Agents can 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.

Lawson's Estate Agents

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