



**Lawsons**  
ESTATE AGENTS

16 Ramsey Close, Thetford  
£230,000



# 16 Ramsey Close

Thetford, IP24 2LS

Delighted to present this 3-bedroom semi-detached house, located in the sought-after Admiral's Development, boasting a chain-free status. This extended property offers 2 double and 1 single bedroom, a separate dining room, ideal for entertaining, and a brick built workshop. With gas heating, this home ensures warmth and comfort year-round. Situated close to schools, it's perfect for families seeking convenience. The property also features a garage and driveway, providing ample parking space. Don't miss out - call now to view and secure your dream home!

Council Tax band: B

Tenure: Freehold

## Hallway

6' 4" x 5' 9" (1.92m x 1.74m)

Doors to kitchen, lounge & downstairs bathroom, radiator, parquet style flooring and stairs to first floor landing.

## Kitchen

12' 0" x 8' 4" (3.67m x 2.54m)

Window to front, wall and base units with worktop over, inset one and a half bowl sink unit with mixer tap over, tiled splash back and vinyl flooring. Space for freestanding cooker with cooker hood over, further space for washing machine, dishwasher and under counter fridge and freezer.







### Lounge

12' 0" x 14' 5" (3.65m x 4.40m)

Double doors to dining room, radiator and carpet flooring.

### Dining Room

8' 6" x 12' 2" (2.59m x 3.71m)

Window to side, radiator, vinyl flooring and sliding patio doors to the rear garden.

### Bathroom

5' 6" x 5' 9" (1.67m x 1.76m)

Window to front, low-level WC, wash basin, bath with electric shower over, part wall tiling, vinyl flooring, extractor fan and heated towel rail.

### Landing

5' 10" x 5' 1" (1.79m x 1.55m)

Doors to all bedrooms, carpet flooring, and loft hatch.

### Bedroom 1

8' 11" x 14' 5" (2.72m x 4.40m)

Two windows to front, radiator, carpet flooring, door to airing cupboard housing, the gas boiler and hot water cylinder, and double doors to over stairs storage cupboard.

### Bedroom 2

12' 2" x 7' 1" (3.70m x 2.15m)

Window to rear, radiator and carpet flooring.

### Bedroom 3

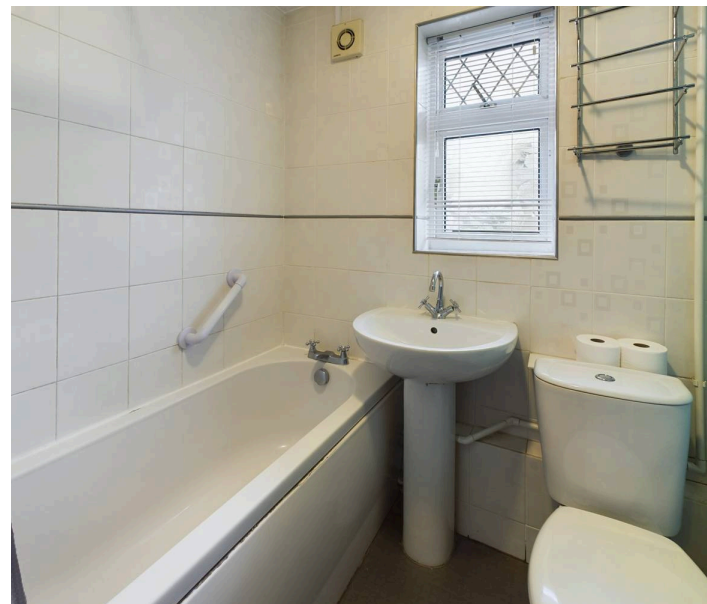
9' 4" x 7' 3" (2.85m x 2.20m)

Window to rear, radiator and carpet flooring.

### Workshop

9' 5" x 14' 1" (2.87m x 4.30m)

Window to front with power and lights connected.





## Front Garden

The front garden is fully laid to brick weave offering additional off road parking, with double iron gates and pathway leading to the front door.

## Rear Garden

The rear garden is fully laid to desking with door to the brick built workshop and opening to secure gated driveway.

## Parking

The property offers a brick wave driveway to the front with secure gated driveway providing further off road parking and leads to the single garage.

## Garage

Electric roller door to front with power and lights connected.

## 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 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.

Lawsons Estate Agents

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