



Lawsons
ESTATE AGENTS

42 Fulmerston Road, Thetford
£180,000

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Thetford, IP24 3LN

We are thrilled to present this 3 bedroom semi-detached house that boasts a prime location with easy access to the A11 and A134. Situated within walking distance of the town and its amenities, as well as being conveniently close to schools, this property offers both comfort and convenience. The interior features three well-appointed bedrooms, a spacious lounge / diner for entertaining guests, a family bathroom for added convenience, and a practical utility room. Call now to view and secure this property before it's gone!

Council Tax band: A

Tenure: Freehold

Hallway

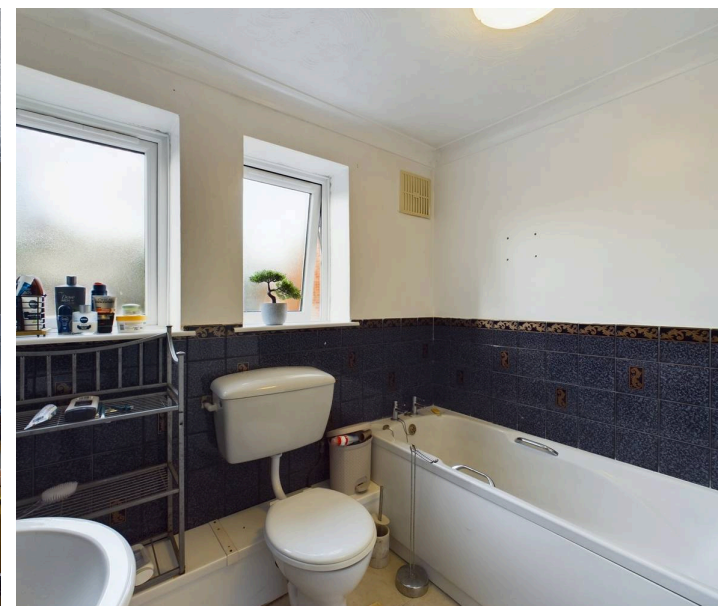
8' 9" x 8' 8" (2.66m x 2.65m)

Doors to kitchen / breakfast room, lounge / diner, and under stairs storage cupboard, with radiator and carpet flooring.

Kitchen / Breakfast Room

11' 11" x 9' 0" (3.64m x 2.74m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer and washing machine, with radiator, tile effect vinyl flooring, openings to lounge / diner and utility room, and door to rear garden.





Utility Room

4' 11" x 8' 8" (1.50m x 2.65m)

Two windows to rear, wall mounted gas fired boiler, space for tumble dryer, with radiator, and tile effect vinyl flooring.

Lounge / Diner

11' 7" x 17' 11" (3.54m x 5.45m)

Patio door to rear garden, with radiator, wood effect flooring, and opening to kitchen / breakfast room.

First Floor Landing

9' 0" x 2' 11" (2.74m x 0.90m)

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

Bedroom 1

11' 9" x 10' 5" (3.57m x 3.18m)

Windows to front and side, built-in wardrobe, with radiator, and carpet flooring.

Bedroom 2

8' 10" x 10' 3" (2.68m x 3.13m)

Window to side, built-in wardrobe, with radiator, and carpet flooring.

Bedroom 3

8' 10" x 7' 6" (2.70m x 2.28m)

Window to front, radiator, and carpet flooring.

Bathroom

6' 0" x 7' 7" (1.82m x 2.30m)

Two frosted windows to rear, bath with individual taps over, separate shower cubicle with electric shower over, low level W/C, wash basin with individual taps over, with radiator, partial wall tiling, and tiled flooring.



Front Garden

Mainly laid to lawn, with mature shrubs, multiple trees, and small patio area, with pathway leading to the front door.

Rear Garden

Mainly laid to lawn, with patio area to the immediate rear, and side access gate to front.

Parking

The property benefits from on-street 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.

The property is currently let with tenant in situ.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

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.

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