



Lawsons
ESTATE AGENTS

8 Woodland Close, Thetford
£180,000

8 Woodland Close

Thetford, IP24 1JQ

Nestled in a popular development, we are thrilled to present this 3-bedroom mid-terraced house to the market, chain-free and brimming with potential. Ideal for first-time buyers or savvy investors, this property boasts a spacious lounge/diner, gas heating, and close proximity to schools, forest walks, and a park. The kitchen is equipped with modern appliances, creating a perfect space for cooking and entertaining. Don't miss this opportunity – call now to arrange a viewing and secure this gem for yourself!

Council Tax band: B

Tenure: Freehold

- Chain Free
- Three Bedrooms
- Popular Development
- Close To Schools
- Great For First Time Buyers Or Investors
- Gas Heating
- Allocated Parking
- Lounge/Diner
- Close To Forest Walks & Park
- Call Now To View!





Hallway

3' 10" x 4' 9" (1.17m x 1.45m)

Door to lounge/diner, carpet flooring with built-in doormat and stairs to first floor landing.

Lounge/Diner

22' 5" x 12' 4" (6.84m x 3.77m)

Window to front and rear, two radiators, laminate flooring, under stairs storage cupboard and opening to kitchen.

Kitchen

10' 0" x 7' 6" (3.06m x 2.29m)

Window to rear, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and vinyl flooring. Built in single oven, electric hob with cooker hood over space for washing machine and upright fridge freezer, radiator and door to pantry style cupboard and door to the rear garden.

Landing

8' 2" x 5' 9" (2.49m x 1.75m)

Doors to all bedrooms, bathroom and airing cupboard housing the gas combination boiler, carpet flooring and loft hatch.

Bedroom 1

12' 1" x 9' 7" (3.68m x 2.91m)

Window to rear, radiator and carpet flooring.

Bedroom 2

10' 1" x 7' 9" (3.07m x 2.36m)

Window to front, radiator and carpet flooring.

Bedroom 3

7' 2" x 7' 6" (2.18m x 2.29m)

Window to front, radiator, carpet flooring and built in bedframe.



Bathroom

6' 7" x 5' 9" (2.00m x 1.74m)

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

Front Garden

The front garden is mainly laid to lawn with picket fencing and pathway leading to the front door.

Rear Garden

The rear garden is mainly laid to lawn with a patio area to the immediate rear, timber shed and gate leading to the allocated parking located at the rear of the property.

Allocated parking

The property offers allocated parking, which is located to the rear of the property.

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.

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.

Lawsons Estate Agents

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