



Lawsons
ESTATE AGENTS

63 Harwood Avenue, Thetford

Guide Price **£180,000 - £190,000**

63 Harwood Avenue

Thetford, IP24 2LY

Lawsons Estate Agents are delighted to welcome to the market this 2-bedroom semi-detached house briefly comprising of; a kitchen / breakfast room, lounge, dining room, two bedrooms, and family bathroom, with an enclosed rear garden, garage, and driveway proving off-road parking. Call now to view!

Council Tax band: B

Tenure: Freehold

Hallway

8' 11" x 2' 9" (2.71m x 0.83m)

Doors to kitchen / breakfast room, lounge, and W/C, with radiator, carpet flooring, and stairs to first floor landing.

Kitchen / Breakfast Room

11' 5" x 11' 1" (3.49m x 3.37m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over and fridge, space for freestanding fridge / freezer and washing machine, with wall mounted gas fired boiler, radiator, wood effect vinyl flooring, and opening to understairs recess.





W/C

2' 4" x 4' 8" (0.70m x 1.43m)

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

Lounge

9' 9" x 14' 0" (2.96m x 4.27m)

Window to side, radiator, carpet flooring, and opening to dining room.

Dining Room

10' 6" x 10' 11" (3.21m x 3.34m)

Patio door to rear, further single door to the side, with radiator, and carpet flooring.

First Floor Landing

8' 2" x 2' 6" (2.50m x 0.75m)

Doors to both bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

10' 0" x 11' 5" (3.04m x 3.47m)

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

Bedroom 2

8' 3" x 7' 8" (2.52m x 2.33m)

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

Bathroom

5' 7" x 6' 1" (1.70m x 1.86m)

Frosted window to front, bath with individual taps and separate electric shower over, low level W/C, wash basin with individual taps over, full wall tiling, with radiator, and wood effect vinyl flooring.



Garage

16' 10" x 8' 2" (5.13m x 2.49m)

Up and over door to front, mains power connected, with further single door to rear garden.

Front Garden

Mainly laid to lawn, with tree, shrubs, driveway leading to the garage, and pathway to front door and side access gate.

Rear Garden

Mainly laid to lawn, with patio area to the immediate rear of the property, mature shrubs, single door to garage, and side access gate to front.

Parking

The property benefits from a driveway to the front, providing off-road parking.

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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