



4 Ben Culey Drive

Thetford, IP24 1QJ

One-bedroom ground floor flat, ideally situated within walking distance of both the train and bus stations, offering unparalleled convenience for commuters and those seeking local amenities. Featuring a kitchen, shower room, and an inviting lounge providing a comfortable space for relaxing or entertaining. This chain-free property offers easy access to the A11 and A134, making it an excellent choice for those needing swift connections to surrounding areas. Whether you are a first-time buyer, an investor, or looking to downsize, this flat represents a fantastic opportunity to secure a home in a sought-after location. Call now to secure your appointment and avoid missing out on this superb opportunity.

Council Tax band: A

Tenure: Leasehold

- ONE BEDROOM
- GROUND FLOOR FLAT
- PRIVATE FRONT DOOR
- CLOSE TO LOCAL AMENITIES
- LOUNGE
- WITHIN WALKING DISTANCE OF THE TRAIN & BUS STATION
- SHOWER ROOM
- CHAIN FREE
- EASY ACCESS TO THE A11 & A134
- CALL NOW TO ARRANGE A VIEWING!





Porch

2' 11" x 3' 10" (0.89m x 1.18m)

Frosted windows to front, with carpet flooring, and door to lounge / diner.

Lounge / Diner

12' 6" x 12' 6" (3.81m x 3.81m)

Window to front, with electric radiator, carpet flooring, and door to inner hallway.

Inner Hallway

8' 3" x 3' 2" (2.52m x 0.96m)

Doors to kitchen, bedroom, shower room, storage cupboard housing the hot water cylinder, and returning to the lounge, with electric radiator, and carpet flooring.

Kitchen

13' 0" x 5' 9" (3.97m x 1.74m)

Window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with individual taps over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for washing machine, and fridge / freezer, with electric radiator, and wood effect flooring.

Bedroom

13' 1" x 8' 9" (3.98m x 2.67m)

Window to rear, with electric radiator, and carpet flooring.

Shower Room

4' 11" x 6' 8" (1.51m x 2.03m)

Frosted window to side, walk-in shower cubicle with electric shower, low level W/C, wash basin with individual taps over, with partial wall tiling, wall mounted fan heater, and vinyl flooring.



COMMUNAL GARDEN

The property benefits from communal gardens mainly laid to lawn, with a pathway leading to the private front door.

Parking

The property benefits from one allocated parking space. Further on-street parking is available nearby on a first come, first served basis.

Leasehold Information

We are advised that the property is subject to a peppercorn ground rent of £0 per annum and service charges of approximately £687.60 per annum. We have also been advised that the Lease was 999 Years from new, with 953 Years remaining. For more information, please contact the office.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,592.77 per annum for 2025/26.

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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