



**Lawsons**  
ESTATE AGENTS

43 Juniper Close, Thetford  
£150,000

# 43 Juniper Close

Thetford, IP24 2YG

One bedroom end of terrace house, perfectly suited for first-time buyers, investors or those seeking a low-maintenance home in a desirable location. The property boasts a bright open plan lounge and dining area, seamlessly connected to the kitchen, making it ideal for both relaxing evenings and entertaining guests. The bedroom is generously sized, complemented by a well-appointed bathroom. With allocated parking to the front of the property, convenience is truly at your doorstep. Call now to secure your chance to make this delightful house your new home.

Council Tax band: A

Tenure: Freehold

- END OF TERRACE HOUSE
- ONE BEDROOM
- ALLOCATED PARKING
- KITCHEN
- LOUNGE / DINER
- ENCLOSED REAR GARDEN
- OPEN PLAN LIVING
- ELECTRIC HEATING
- BATHROOM
- CALL NOW TO VIEW!





### **Kitchen**

10' 10" x 9' 9" (3.30m x 2.96m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, space for freestanding cooker, washing machine, and fridge / freezer, with tile effect vinyl flooring, and opening to lounge / diner.

### **Lounge / Diner**

10' 10" x 11' 1" (3.30m x 3.37m)

Window to rear, feature electric fireplace with surround, with electric radiator, carpet flooring, door to the rear garden, and stairs to the first floor landing.

### **First Floor Landing**

3' 2" x 8' 8" (0.96m x 2.63m)

Window to front, doors to bedroom 1, bathroom, and over stairs storage cupboard, with carpet flooring.

### **Bedroom 1**

10' 10" x 12' 0" (3.30m x 3.65m)

Window to rear, with electric radiator, carpet flooring, and access to loft via ceiling hatch.

### **Bathroom**

8' 8" x 4' 5" (2.64m x 1.35m)

Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with partial wall tiling, and wood effect vinyl flooring.



### Front Garden

Mainly laid to shingle, with pathways leading to the front door and side access gate to the rear garden.

### Rear Garden

Enclosed rear garden, mainly laid to shingle, with two small trees, and pathway leading to the side access gate to the front.

### Parking

The property benefits from allocated parking to the front. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

### Agents Note

This property falls under a band A 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.

Lawsons Estate Agents

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