



Lawsons
ESTATE AGENTS

13 Allisons Close, Thetford
Guide Price £120,000 - £130,000

13 Allisons Close

Thetford, IP24 1FF

Lawsons Estate Agents are delighted to offer for sale this well-presented ground floor apartment situated within walking distance of the town, railway station and bus terminal. The property also benefits from its own entrance door, shared garden and allocated parking with the accommodation briefly comprising of entrance hallway, open plan living room/kitchen with integrated appliances, inner hallway with built in storage cupboards, bedroom and shower room. An early viewing is highly recommended.

Council Tax band: A

Tenure: Leasehold

- WELL PRESENTED GROUND FLOOR APARTMENT
- PRIVATE ENTRANCE DOOR
- OPEN PLAN LIVING ACCOMMODATION
- KITCHEN WITH INTEGRATED APPLIANCES
- SHOWER ROOM
- SHARED GARDEN & ALLOCATED PARKING
- WALKING DISTANCE OF TOWN & STATION
- IDEAL INVESTMENT OR FIRST PURCHASE
- GAS HEATING
- CALL NOW TO VIEW!





Hallway

3' 1" x 4' 3" (0.94m x 1.30m)

Doors to open plan living room / kitchen, storage cupboard housing the gas combination boiler and tiled flooring.

Open Plan Living Room / Kitchen

13' 7" x 15' 5" (4.14m x 4.69m)

Window to front, radiator, tiled flooring, opening to kitchen area and door to inner hallway.

Kitchen Area

Window to side, wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, matching upstand splashbacks and tiled flooring, built-in single oven, gas hob with cooker hood over, further built in fridge freezer and space for washing machine.

Inner Hallway

3' 2" x 7' 8" (0.96m x 2.34m)

Doors to bedroom, shower room, and two storage cupboards, tiled flooring and radiator

Bedroom

9' 4" x 9' 10" (2.85m x 3.00m)

Window to rear, radiator, and tiled flooring.

Shower Room

5' 5" x 5' 1" (1.66m x 1.55m)

Large double length shower cubical, low-level W.C, wash basin, part wall tiling, tiled flooring, radiator and extractor fan.



FRONT GARDEN

Pathway leading to the front door with mature plant borders.

COMMUNAL GARDEN

Mainly laid to lawn with heading and secure by fencing with gate to the front.

Parking

The property offers allocated parking located at the front of the property.

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.

Leasehold Information

We are advised that the ground rent and service charges are currently £638.04 per annum and the Lease was 99 Years from new and has approximately 83 Years remaining. For more information, please contact the office.

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

34 King St, Thetford - IP24 2AP

01842 755422 - sales@lawsonsestateagents.co.uk

www.lawsonsestateagents.co.uk

