



Lawsons
ESTATE AGENTS

26 Abbey Barns Court, Thetford
Guide Price £210,000 – £220,000

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Thetford, IP24 1DA

This charming 2 bedroom end of terrace house is located within a gated development, and offered to the market chain-free with Lawsons Estate Agents. This lovely home boasts a principal double bedroom with an en-suite, a further double bedroom, a family bathroom, a separate W/C, a cosy lounge / diner, and a functional kitchen. With gas heating and allocated parking, this property offers comfort and convenience.

Council Tax band: B

Tenure: Freehold

Hallway

6' 0" x 12' 7" (1.84m x 3.83m)

Doors to kitchen, W/C, lounge, and understairs storage cupboard, with radiator, carpet flooring, and stairs to first floor landing.

Kitchen

9' 0" x 9' 11" (2.74m x 3.01m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and gas hob with cooker hood over, fridge / freezer, and washing machine, with wall mounted gas fired boiler, radiator, tile effect vinyl flooring, and spotlighting.





Lounge / Diner

15' 3" x 11' 10" (4.64m x 3.60m)

Two windows to rear, two radiators, carpet flooring, and French doors to rear garden.

W/C

6' 10" x 4' 0" (2.08m x 1.22m)

Frosted window to side, low level W/C, wash basin with mixer tap and tiled splashback, with radiator, and wood effect vinyl flooring.

First Floor Landing

3' 2" x 6' 6" (0.97m x 1.97m)

Doors to both bedrooms and family bathroom, with carpet flooring.

Bedroom 1

11' 1" x 11' 10" (3.38m x 3.61m)

Window to rear, radiator, and carpet flooring, with doors to walk-in wardrobe and en-suite, and access to loft via ceiling hatch.

En-Suite

3' 10" x 8' 6" (1.17m x 2.60m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, wood effect vinyl flooring, and spotlighting.

Bedroom 2

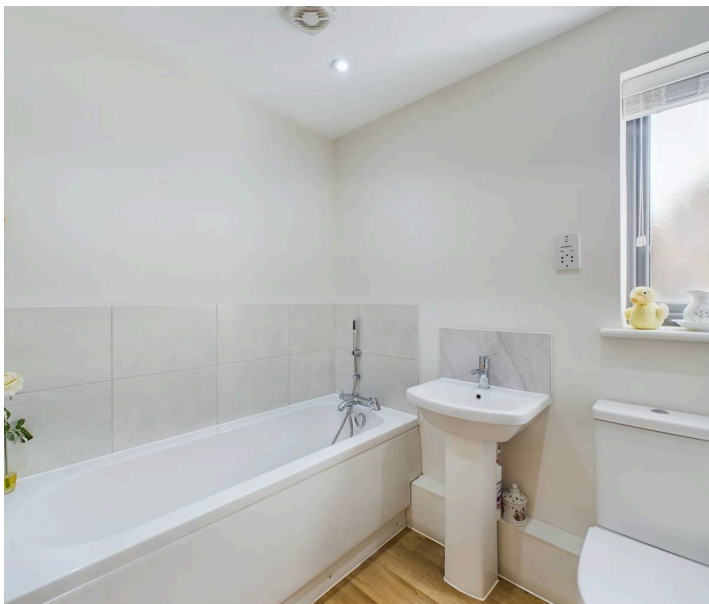
15' 3" x 7' 4" (4.64m x 2.24m)

Two windows to front, radiator, and carpet flooring.

Bathroom

6' 4" x 7' 3" (1.92m x 2.20m)

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



Front Garden

Mainly laid to synthetic lawn, with hedged boundary, plant bedding area, and pathway leading to the front door.

Rear Garden

Mainly laid to synthetic lawn, with patio area to the immediate rear, and raised bedding area with mature shrubs.

Parking

The property benefits from two allocated parking spaces to the rear.

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.

There is an annual service charge for maintaining the communal areas. The cost for this is approximately £440.00 Per Annum.

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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