



Lawsons
ESTATE AGENTS

202 St. Johns Way, Thetford
Guide Price £170,000 - £180,000

202 St. Johns Way

Thetford, IP24 3NU

Lawsons Estate Agents are pleased to welcome to the market this stunning 3-bedroom mid-terraced house. Nestled conveniently close to town and amenities, the property boasts a family bathroom and a separate W/C, perfect for modern living. With gas heating and a cosy lounge, this home offers comfort and style. Enjoy easy access to the A11 & A134, making commuting a breeze. The property also benefits from an enclosed rear garden and garage. Don't miss out on this gem - call now to view and secure your dream home!

Council Tax band: A

Tenure: Freehold

Hallway

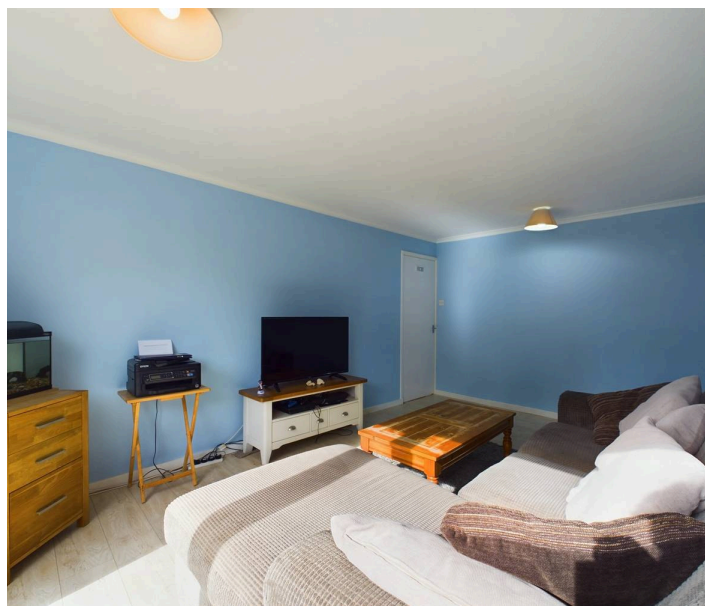
5' 4" x 15' 1" (1.63m x 4.60m)

Doors to kitchen /diner, lounge, W/C, bedroom 3, storage cupboard, and rear garden, with radiator, wood effect flooring, and stairs to first floor landing.

W/C

2' 11" x 5' 5" (0.88m x 1.66m)

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





Kitchen / Diner

8' 3" x 15' 1" (2.52m x 4.60m)

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 hob, space for under counter fridge, freezer, and washing machine, with radiator, wood effect flooring, and French doors to rear garden.

Lounge

10' 9" x 15' 10" (3.27m x 4.82m)

Patio door to rear, with radiator, and wood effect flooring.

Bedroom 3

7' 8" x 12' 4" (2.34m x 3.75m)

Window to front, radiator, and wood effect flooring.

Landing

5' 7" x 5' 7" (1.70m x 1.71m)

Frosted window to front, doors to bedroom 1, bedroom 2, and family bathroom, with wall mounted gas boiler, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

8' 6" x 15' 1" (2.58m x 4.60m)

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

Bedroom 2

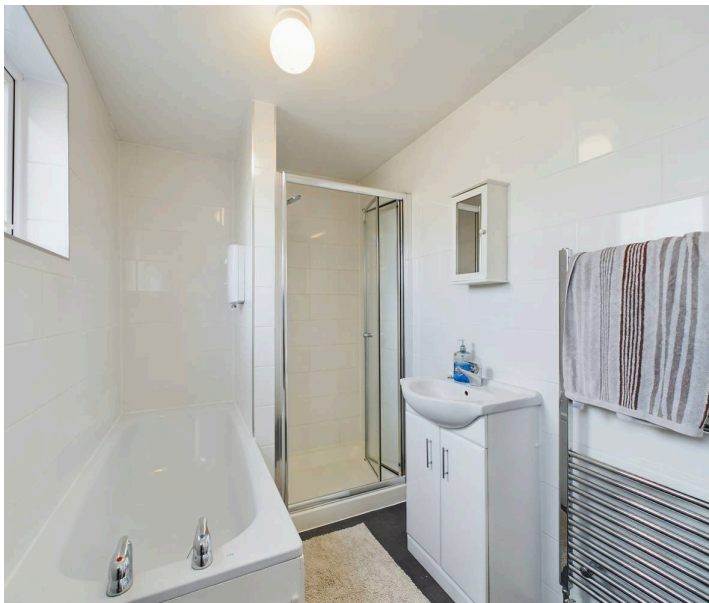
11' 7" x 9' 5" (3.52m x 2.86m)

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

Bathroom

8' 10" x 5' 7" (2.69m x 1.70m)

Two frosted windows to front, bath unit with individual taps over, separate shower cubicle with mixer tap shower over, low level W/C, wash basin with mixer tap over, full wall tiling, heated towel rail, and tile effect vinyl flooring.



Front Garden

Public pathway leading to the front door

Rear Garden

Enclosed rear garden, mainly laid to synthetic lawn, with patio area to the immediate rear, pathway leading to single door to garage and rear access gate, with mature shrubs and trees.

Garage

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

Parking

The property benefits from a small driveway to the front of the garage, providing off-road parking for a small vehicle.

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.

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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