



**Lawsons**  
ESTATE AGENTS

**2 Avenue Gardens, Thetford**

Guide Price £180,000 – £190,000



## 2 Avenue Gardens

Thetford, IP24 1FB

Situated close to the town centre and train station is this mid terrace house perfect for first time or investment buyers. The property benefits from: Downstairs cloakroom, kitchen, lounge, two bedrooms, and bathroom. Outside offers an enclosed rear garden and secure allocated parking. Call now to arrange a viewing!

Council Tax band: A

Tenure: Freehold

- TWO BEDROOMS
- MID-TERRACED HOUSE
- FAMILY BATHROOM & DOWNSTAIRS W/C
- GAS HEATING
- ALLOCATED PARKING
- LOUNGE
- ENCLOSED REAR GARDEN
- KITCHEN
- SITUATED IN THE TOWN CENTRE
- CALL NOW TO VIEW!







### **Lounge**

12' 4" x 11' 10" (3.77m x 3.61m)

Window to front, door to inner hallway, with radiator, wood effect flooring, and stairs to first floor landing.

### **Inner Hallway**

3' 3" x 3' 1" (0.99m x 0.93m)

Opening to kitchen, doors to W/C and under stairs storage cupboard, with wood effect flooring.

### **Kitchen**

7' 7" x 11' 11" (2.31m x 3.62m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splash back, integrated electric oven and gas hob with cooker hood over, space for fridge / freezer and washing machine, with radiator, tiled flooring, and door to rear garden.

### **W/C**

3' 3" x 5' 3" (0.99m x 1.61m)

Low level W/C, wash basin with mixer tap and tiled splash backs over, and radiator.

### **Bedroom 1**

10' 2" x 9' 11" (3.10m x 3.02m)

Window to front, built-in wardrobe, with radiator, and carpet flooring.

### **Bedroom 2**

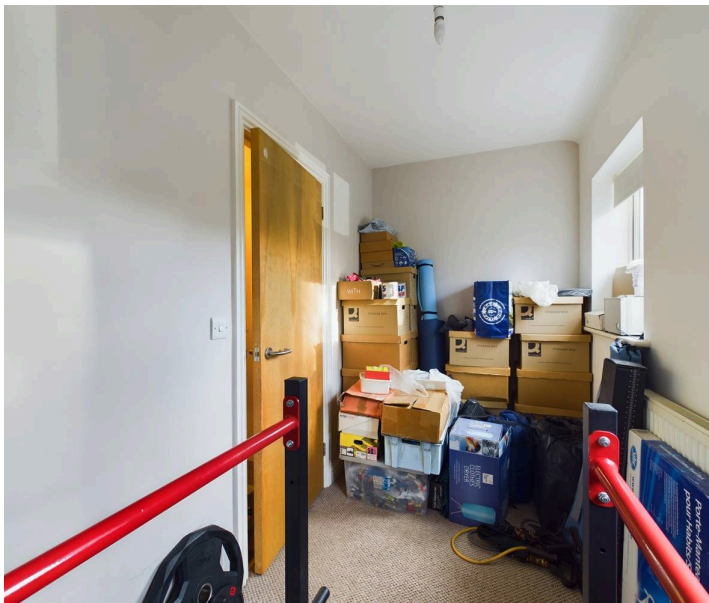
5' 6" x 11' 11" (1.67m x 3.62m)

Two windows to rear, with radiator, and carpet flooring.

### **Family Bathroom**

7' 8" x 5' 9" (2.33m x 1.75m)

Bath unit with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with radiator, and partial wall tiling.





FRONT GARDEN

The property is situated in a communal area, with shrubs to the front, and a pathway leading to the front door.

REAR GARDEN

Enclosed rear garden, with patio area to the immediate rear of the property, planted shrubs, and hardstanding area to the far end for a garden shed.

Parking

The property benefits from secure allocated parking to the front, with further visitors parking available on a first come, first served basis.

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.

There is an annual service charge for maintaining the communal areas. The cost for this is approximately £497.64 Per Annum.

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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