



**Lawsons**  
ESTATE AGENTS

**20 Shakespeare Way, Thetford**  
In Excess of **£170,000**



# 20 Shakespeare Way

Thetford, IP24 1UQ

Nestled in a sought-after location, we are delighted to present this 2-bedroom mid-terraced house to the market. This property boasts a family bathroom, a spacious lounge/diner, and an enclosed rear garden providing the perfect setting for outdoor relaxation. With allocated parking to the rear, this property offers convenience and comfort in one package. Whether you're a first-time buyer or an investor, this chain-free home is a fantastic opportunity not to be missed. Call now to view and secure this gem today!

Council Tax band: A

Tenure: Freehold

- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- MID-TERRACED
- CLOSE TO SCHOOLS
- ALLOCATED PARKING TO THE REAR
- FAMILY BATHROOM
- CHAIN FREE!
- LOUNGE / DINER
- GREAT FIRST TIME BUY OR INVESTMENT PROPERTY
- CALL NOW TO VIEW!





### **Lounge**

12' 2" x 15' 6" (3.72m x 4.72m)

Window to front, radiator, laminate flooring, spiral staircase to first floor landing and opening to kitchen.

### **Kitchen**

12' 2" x 7' 1" (3.72m x 2.16m)

Window to rear, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splash backs and laminate flooring. Space for freestanding cooker, washing machine and fridge freezer. Wall mounted gas combination boiler and door to rear garden.

### **Landing**

2' 11" x 7' 3" (0.89m x 2.20m)

Doors to both bedrooms and bathroom with laminate flooring.

### **Bedroom 1**

12' 2" x 8' 2" (3.72m x 2.50m)

Window to front, radiator and laminate floor flooring.

### **Bedroom 2**

12' 2" x 7' 4" (3.72m x 2.23m)

Window to rear, radiator, laminate flooring, loft hatch and two built in storage cupboards.

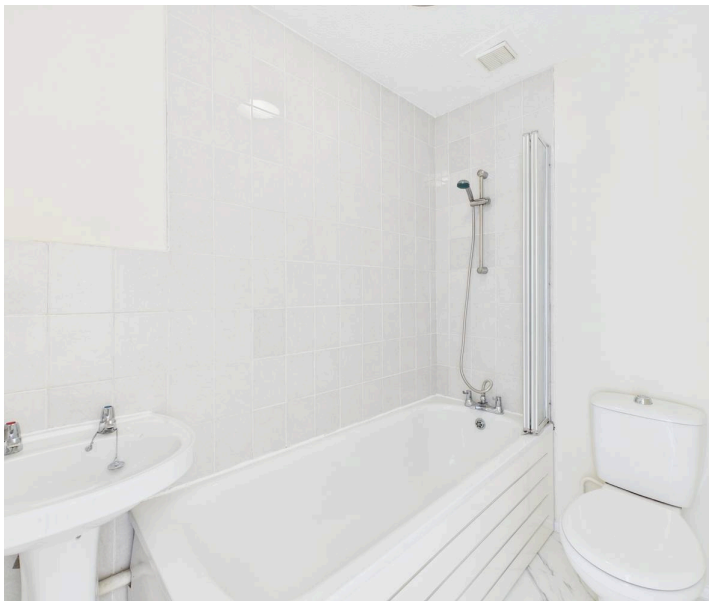
### **Bathroom**

4' 8" x 7' 1" (1.43m x 2.17m)

Bath with mixer tap and shower attachment over, glass shower screen, low-level WC, wash basin, part wall tiling, vinyl floor tiles and extractor fan.

### **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.





### Front Garden

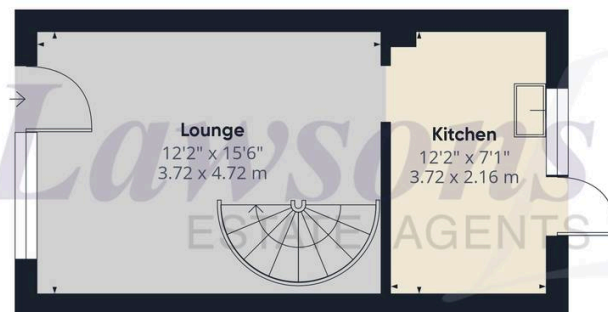
The front garden is mainly laid to lawn with a shingle borders and pathway leading to the front door.

### Rear Garden

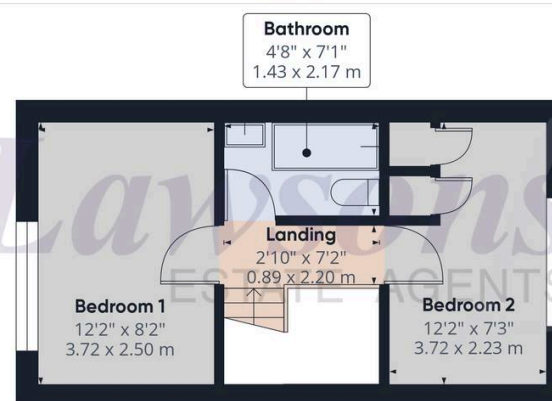
The beautiful south-west facing garden is mainly laid to lawn with patio area to the immediate rear, timber shed, outside tap and gate leading to the allocated parking located at the rear of the property.

### Allocated parking

The property benefits from off-road parking with allocated parking located to the rear.



Ground Floor



Floor 1

#### Approximate total area<sup>1)</sup>

521.62 ft<sup>2</sup>  
48.46 m<sup>2</sup>

#### Reduced headroom

31.9 ft<sup>2</sup>  
2.96 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

QIRAFFE 360

### 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

34 King Street, Thetford, IP24 2AP

01842 755422 – [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)

[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

