



Lawsons
ESTATE AGENTS

94 Ben Culey Drive, Thetford
£165,000

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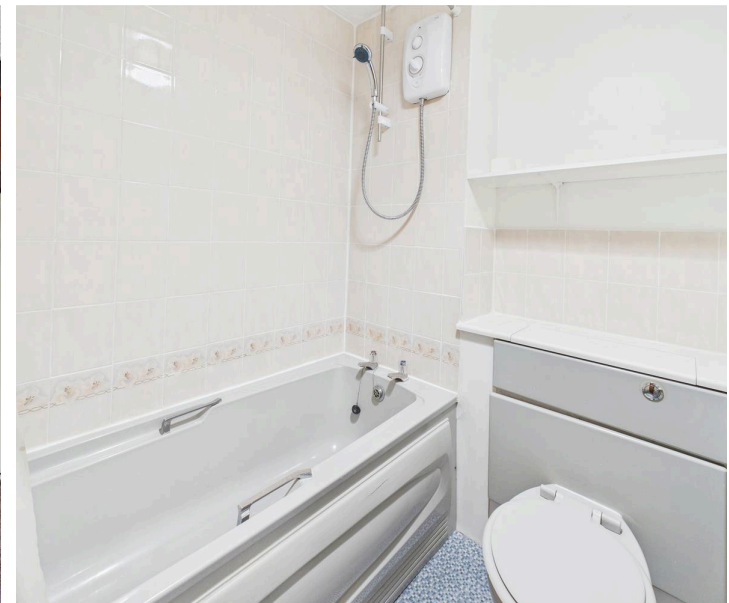
Thetford, IP24 1QL

An exciting opportunity has arisen to acquire this charming 2-bedroom mid-terraced house, ideally located near the town centre and train station. The property boasts a kitchen with integrated fridge freezer, gas central heating, and a private driveway providing convenient parking. This chain-free gem is the perfect choice for first-time buyers or savvy investors looking for an excellent opportunity. With an attractive enclosed rear garden and an EPC rating of C, early viewing is highly recommended to secure this delightful property.

Council Tax band: B

Tenure: Freehold

- Two Bedroom Mid Terrace Property
- Situated Close to the Town Centre & Train Station
- Kitchen With Integrated Fridge Freezer
- Chain Free Property
- Ideal First Time Or Investment Purchase
- Gas Central Heating
- Private Driveway Providing Parking
- Enclosed Rear Garden
- EPC - C
- Early Viewing Recommended





Lounge

13' 11" x 12' 8" (4.25m x 3.86m)

Window to front, stairs to the first floor landing with open treads and recess under, built in cupboard housing gas and electric meters, radiator, door to:

Kitchen

12' 9" x 9' 4" (3.88m x 2.84m)

Fitted with a range of base and wall mounted units, roll edge work surface with inset single drainer sink unit and mixer taps, space for cooker, integrated fridge freezer, wall mounted gas fire boiler supplying domestic hot water and central heating, space for washing machine, window to rear, French doors to the garden, radiator.

Landing

6' 4" x 6' 1" (1.94m x 1.86m)

Doors to both bedrooms and the family bathroom.

Bedroom 1

10' 1" x 9' 3" (3.07m x 2.83m)

Window to front, fitted wardrobe, built in airing cupboard housing hot water tank, radiator.

Bedroom 2

12' 9" x 6' 8" (3.88m x 2.03m)

Window to rear, radiator.

Bathroom

6' 6" x 6' 2" (1.97m x 1.88m)

Suite comprising low level wc, vanity wash hand basin with cupboards under, panel enclosed bath with shower unit over, radiator.



FRONT GARDEN

There is a pathway to the front door with storm canopy, gravelled borders and paved hard standing. The rest is mainly brickweave driveway providing parking for one vehicle.

REAR GARDEN

There is a patio area to the immediate rear of the property with steps leading up to the raised lawn with flower and shrub beds, fenced to both side and to the rear, there is a pathway that leads around to a side access gate.

Parking

Brick weave driveway to the front of the property.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,858.23 per annum for 2025/26.

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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