



188 St. Johns Way

Thetford, IP24 3NU

Mid-terraced house in need of renovation boasting three bedrooms, a spacious lounge / diner, and a conservatory. Furthermore the property benefits from a bathroom and a separate W/C, adding practicality to its charm. The home's easy access to the A11 and A134 make commuting a breeze, while being chain-free provides a stress-free buying opportunity. Situated conveniently close to town and amenities, this home presents an ideal opportunity for any buyer looking for both convenience and comfort. Call now to arrange a viewing!

Council Tax band: A

Tenure: Freehold

Hallway

9' 3" x 3' 3" (2.82m x 0.99m)

Doors to kitchen and lounge / diner, with electric radiator, wood effect flooring, and stairs to first floor landing.

Lounge / Diner

17' 1" x 11' 8" (5.20m x 3.56m)

Window to front, with electric radiator, carpet flooring, air conditioning unit, and patio door to conservatory.

Conservatory

6' 1" x 9' 10" (1.85m x 3.00m)

Windows to all aspects, with single door to the rear garden.





Kitchen

9' 7" x 13' 6" (2.93m x 4.11m)

Windows to front and rear, wall and base units with worktop over, inset 1 bowl sink unit with individual taps over, partial wall tiling, with space for cooker and washing machine, with electric radiator, wood effect vinyl flooring, and doors to storage cupboard and hallway.

Hallway

9' 8" x 5' 3" (2.94m x 1.61m)

Doors providing access to the front, rear garden, and kitchen.

First Floor Landing

2' 10" x 9' 5" (0.87m x 2.88m)

Doors to all bedrooms, bathroom, W/C, and storage cupboard, with carpet flooring, electric radiator, and access to loft via ceiling hatch.

Bedroom 1

9' 8" x 13' 0" (2.94m x 3.96m)

Window to front, built in wardrobes / storage, with air conditioning unit, and vinyl flooring.

Bedroom 2

17' 1" x 8' 6" (5.21m x 2.58m)

Windows to front & rear, built in storage, and mainly laid to carpet flooring.

Bedroom 3

9' 2" x 6' 6" (2.80m x 1.98m)

Window to front, with built in storage cupboard.

Bathroom

4' 8" x 5' 6" (1.41m x 1.68m)

Frosted window to rear, bath with individual taps and separate electric shower over, wash basin with individual taps over, full wall tiling, with carpet flooring.

W/C

4' 8" x 2' 6" (1.41m x 0.77m)

Frosted window to rear, low level W/C, with carpet flooring.



Front Garden

Public pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to patio, with mature shrubs, storage shed*, and doors to conservatory and hallway.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,592.77 per annum for 2025/26.

*The vendors have advised that the storage shed in the rear garden will remain upon completion, for more information, please contact the office.

Parking

On-street parking is available on a first come, first served basis.

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

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