



Lawsons
ESTATE AGENTS

4 Magdalen Street, Thetford
£210,000

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Thetford, IP24 2BN

2-bedroom end of terrace house situated in the town centre, offering convenience and a vibrant lifestyle to its new owners. The property boasts two generously sized bedrooms and a family bathroom, perfect for comfortable living arrangements. Additional features include a cellar and an outbuilding, which provide ample storage space. Benefiting from gas heating, this home ensures warmth and efficiency throughout the year. The inviting lounge area offers a cosy space for relaxation and entertainment. With its prime location offering easy access to the A11, commuting and exploring the surrounding areas will be a breeze. Don't miss the opportunity to make this property your own. Arrange a viewing today!

Council Tax band: A

Tenure: Freehold

Hallway

6' 2" x 12' 0" (1.87m x 3.65m)

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

Lounge

11' 10" x 11' 11" (3.61m x 3.62m)

Window to front, feature fireplace with surround, with radiator, and wood flooring.





Kitchen / Diner

13' 1" x 10' 5" (3.99m x 3.18m)

Window to front, feature fireplace with surround, base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, space for freestanding cooker, built-in storage recess with shelving, with radiator, tiled flooring, and doors to pantry style storage cupboard, cellar, and rear garden.

Cellar

11' 11" x 11' 1" (3.62m x 3.38m)

With mains power and lighting connected.

Outbuilding

5' 1" x 9' 8" (1.54m x 2.95m)

Window to side, with space and plumbing for washing machine and tumble dryer.

First Floor Landing

5' 0" x 2' 9" (1.53m x 0.84m)

Doors to both bedrooms, and family bathroom, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

15' 4" x 9' 11" (4.68m x 3.01m)

Window to front, feature fireplace with surround, with radiator, and wood flooring.

Bedroom 2

9' 6" x 12' 5" (2.90m x 3.79m)

Window to rear, with radiator, and wood flooring.

Bathroom

8' 1" x 9' 4" (2.47m x 2.84m)

Partially frosted window to rear, bath with individual taps and separate mixer tap shower over, low level W/C, wash basin with individual taps over, cupboard enclosed gas fired boiler, with radiator, and wood tile effect flooring.



Front Garden

To the front is a public footpath, with a small step into the property.

Rear Garden

Enclosed rear garden, with brick weave patio area to the immediate rear of the property, raised area laid to lawn, decking area to the far end, door to the outbuilding, and side access gate.

On street

On-street parking is available within a close proximity to the property, with public car parks also available nearby on a first come first served basis.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,592.77 per annum for 2025/26. The property is currently let with a tenant in situ, the tenant has provided notice and is due to vacate at the end of November 2025, for more information, please contact the office.

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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