



2 Magdalen Street

Thetford, IP24 2BN

This charming 2 bedroom mid-terraced house located in the heart of the town centre offers an open plan living area, with a family bathroom and separate W/C providing convenience for a busy household. The gas heating ensures warmth and comfort all year round. With no chain involved, this home is the perfect choice for first-time buyers. Don't miss out on this fantastic opportunity, call now to view and make this gem yours!

Council Tax band: A

Tenure: Freehold

- MID-TERRACED HOUSE
- TWO BEDROOMS
- COURTYARD GARDEN
- OPEN PLAN LIVING AREA
- TOWN CENTRE LOCATION
- FAMILY BATHROOM & SEPERATE W/C
- IDEAL FIRST TIME BUY
- GAS HEATING
- NO CHAIN
- CALL NOW TO VIEW!





Kitchen / Living Area

12' 9" x 22' 8" (3.89m x 6.90m)

Two windows to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, with radiator, wood effect flooring, spotlighting, doors to understairs storage cupboard, bathroom, and rear courtyard, with stairs to first floor landing.

Family Bathroom

4' 10" x 8' 1" (1.48m x 2.47m)

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

First Floor Landing

5' 3" x 2' 10" (1.60m x 0.87m)

Doors to both bedrooms and W/C, with carpet flooring.

Bedroom 1

12' 10" x 9' 11" (3.90m x 3.03m)

Window to rear, with radiator, and carpet flooring.

Bedroom 2

6' 2" x 12' 6" (1.87m x 3.81m)

Window to rear, built-in storage cupboard housing the gas fired boiler, with radiator, and carpet flooring.

W/C

2' 2" x 5' 3" (0.66m x 1.60m)

Low level W/C, with wood effect flooring.



Front Garden

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

Rear Garden

Enclosed courtyard garden, mainly laid to synthetic lawn, with patio area to the immediate rear.

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.

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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