



Lawsons
ESTATE AGENTS

9 Mill Lane, Thetford
£205,000

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Thetford, IP24 3BZ

3 Bedroom Terraced House featuring a welcoming lounge / diner, a kitchen, and a family bathroom alongside a separate W/C, this home is designed for comfortable living. The property boasts three bedrooms, ideal for families or those seeking extra space, and comes with the added convenience of allocated parking. Its prime location offers easy access to the A11 and A134, ensuring effortless commuting. To top it off, the property includes an enclosed rear garden. Don't miss the chance to make this your new home - Call now to arrange a viewing!

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- TERRACED HOUSE
- FAMILY BATHROOM & SEPERATE W/C
- KITCHEN
- LOUNGE / DINER
- ALLOCATED PARKING
- CLOSE TO TOWN & AMENITIES
- EASY ACCESS TO THE A11 & A134
- ENCLOSED REAR GARDEN
- CALL NOW TO ARRANGE A VIEWING!





Lounge / Diner

14' 1" x 15' 10" (4.30m x 4.83m)

Window to front, with radiator, carpet flooring, serving hatch to kitchen, and doors to understairs storage cupboard and hallway.

Hallway

3' 3" x 10' 1" (0.98m x 3.08m)

Doors to kitchen, W/C, and rear garden, with radiator, vinyl flooring, and stairs to first floor landing.

Kitchen

7' 3" x 10' 1" (2.20m x 3.07m)

Window to rear, wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired combination boiler, space for freestanding cooker with cooker hood over, washing machine, and fridge / freezer, with radiator, and vinyl flooring.

W/C

3' 0" x 6' 10" (0.92m x 2.08m)

Frosted window to rear, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and vinyl flooring.

First Floor Landing

3' 6" x 9' 11" (1.06m x 3.03m)

Doors to all bedrooms, family bathroom, and airing cupboard, with carpet flooring.

Bedroom 1

14' 2" x 9' 1" (4.32m x 2.78m)

Window to front, with radiator, and carpet flooring.

Bedroom 2

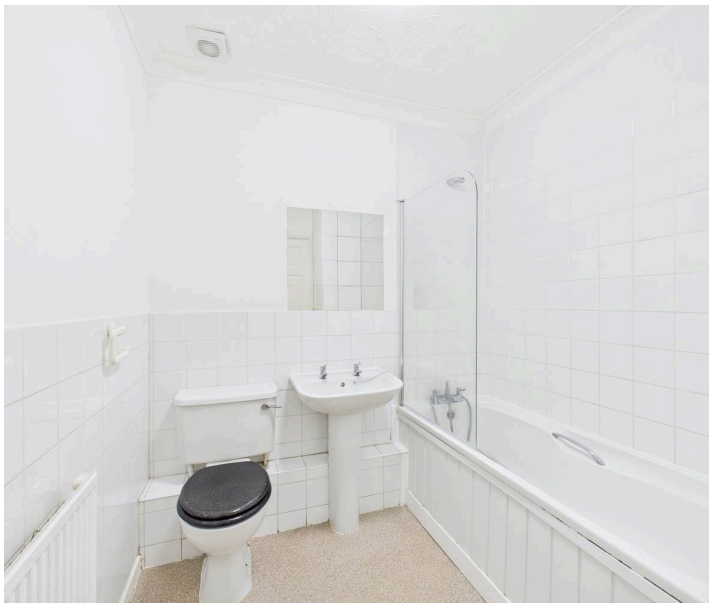
7' 7" x 10' 0" (2.31m x 3.06m)

Window to rear, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 3

6' 4" x 7' 0" (1.94m x 2.14m)

Window to rear, with radiator, and carpet flooring.



Bathroom

7' 7" x 6' 9" (2.31m x 2.07m)
Bath unit with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and vinyl flooring.

Front Garden

Mainly laid to lawn, with pathway leading to the front door.

Rear Garden

Enclosed rear garden, laid to lawn, with patio area to the immediate rear of the property, and pathway leading to the rear access gate.

Parking

The property benefits from allocated parking to the rear, providing off-road parking. Further on-street parking is available nearby on a first come, first served basis.

Agents Note

This property falls under an 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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