



Lawsons
ESTATE AGENTS

21 Elswick Road, Thetford
Guide Price £240,000 – £250,000

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Thetford, IP24 2FS

GUIDE PRICE £240,000 - £250,000. We are thrilled to present this attractive 3 bedroom mid-terraced house located in the popular Kingsfleet development. This property boasts a bathroom, a downstairs cloakroom, and gas heating, making it an ideal choice for first-time buyers. With easy access to the A11, the house features a spacious lounge/diner, offering a comfortable living space for families. Off-road parking is available, adding convenience to this lovely home. Don't miss out on this opportunity - call now to view!

Council Tax band: B

Tenure: Freehold

- MID TERRACED HOUSE
- BATHROOM & DOWNSTAIRS CLOAKROOM
- GAS HEATING
- IDEAL FIRST TIME BUY
- EASY ACCESS TO THE A11
- POPULAR KINGSFLEET DEVELOPMENT
- LOUNGE / DINER
- THREE BEDROOMS
- OFF ROAD PARKING
- CALL NOW TO VIEW!





Hallway

9' 5" x 3' 10" (2.87m x 1.16m)

Doors to downstairs WC, lounge / diner and kitchen, radiator, laminate flooring and stairs to first floor landing.

Downstairs WC

6' 1" x 3' 0" (1.86m x 0.91m)

Low-level WC, wash basin, radiator, vinyl flooring and extractor fan.

Lounge / Diner

14' 11" x 15' 11" (4.54m x 4.84m)

Window to rear, two radiators, laminate flooring, door to under stairs storage cupboard and door to rear garden.

Kitchen

8' 10" x 8' 5" (2.69m x 2.57m)

Window to front, wall and base units with worktop over, inset one and a half bowl sink unit with mixer tap over, tiled splashback and vinyl flooring, built in single oven, gas hob with cooker hood over, space for washing machine, dishwasher and fridge freezer, and wall mounted gas combination boiler located within wall cupboard.

First Floor Landing

9' 3" x 3' 5" (2.83m x 1.03m)

Doors to all bedrooms, bathroom and airing cupboard, radiator, carpet flooring and loft hatch.

Bedroom 1

11' 9" x 8' 11" (3.58m x 2.73m)

Window to rear, radiator, laminate flooring and built in double wardrobe.

Bedroom 2

9' 8" x 8' 10" (2.95m x 2.70m)

Window to front, radiator, laminate flooring and built-in wardrobe.

Bedroom 3

8' 1" x 6' 10" (2.46m x 2.08m)

Window to rear, radiator and laminate flooring.



Bathroom

6' 1" x 6' 10" (1.85m x 2.08m)
Window to front, bath with shower over, glass shower screen, low-level WC, wash basin, part wall tiling, vinyl flooring, radiator, shaving point and extractor fan.

Front Garden

The front garden is mainly laid to lawn with selection of plant borders and pathway leading to the front door.

Rear Garden

The larger than average rear garden is mainly laid to lawn with a small patio area and pathway leading to the side gate allowing access to the rear garden from the driveway.

Driveway

The double length driveway offers ample off-road parking with pathway leading to the rear garden.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,858.23 per annum for 2025/26. There is an annual service charge for maintaining the communal areas. The cost for this is £243.75 Per Annum.

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
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

