



Lawsons
ESTATE AGENTS

19 Avenue Gardens, Thetford

Guide Price £110,000 – £120,000

19 Avenue Gardens

Thetford, IP24 1FB

GUIDE PRICE £110,000 - £120,000. We are delighted to present this well presented one bedroom flat, ideally located within a sought-after gated development just a short stroll from the train station, town centre, and local amenities, making it perfect for commuters and convenient living. The property offers a modern kitchen with quality appliances, stylish bathroom, and a spacious lounge/diner. The bedroom includes a built-in wardrobe, providing excellent storage. Further benefits include a recently fitted boiler (2 years old), a large boarded loft offering additional storage, efficient gas heating, and allocated parking within the gated development. An ideal purchase for first-time buyers, investors, or those looking to downsize. Early viewing is highly recommended.

Council Tax band: A

Tenure: Leasehold

- LOUNGE/DINER
- ALLOCATED PARKING
- GAS HEATING
- KITCHEN
- WALKING DISTANCE OF THE TRAIN STATION, TOWN AND AMENITIES
- ONE BEDROOM WITH BUILT IN WARDROBE
- GATED DEVELOPMENT
- WELL PRESENTED
- BATHROOM
- CALL NOW TO VIEW!





Hallway

6' 2" x 7' 1" (1.87m x 2.16m)

Doors two lounge / diner, kitchen, bedroom, bathroom and storage cupboard, loft hatch, radiator, laminate flooring and intercom system.

Lounge / Diner

12' 7" x 11' 7" (3.83m x 3.54m)

Window to rear, radiator and laminate floor flooring.

Kitchen

9' 6" x 7' 1" (2.89m x 2.17m)

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

Bedroom

9' 11" x 10' 6" (3.01m x 3.20m)

Window to front, radiator, built-in wardrobes with mirrored sliding doors, further storage cupboard and laminate flooring.

Bathroom

6' 5" x 8' 2" (1.96m x 2.49m)

Window to front, bath with mixer tap and shower attachment over, glass shower screen, low-level WC, wash basin, part wall tiling and tiled flooring, radiator, shaving point, and extractor fan.



Communal Garden

To the front of the property there is an allocated parking space and communal garden area.

Parking

The property offers allocated secure gated parking, with further visitor spaces available on a first come first serve basis.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,676.46 per annum for 2026/27.

Leasehold Information

We are advised that the ground rent and service charges are currently £1,189.32 per annum and the Lease was 999 Years from new and has approximately 980 Years remaining. 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.

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

