



**Lawsons**  
ESTATE AGENTS

**30 Hazel Covert, Thetford**  
In Excess of **£140,000**

## 30 Hazel Covert

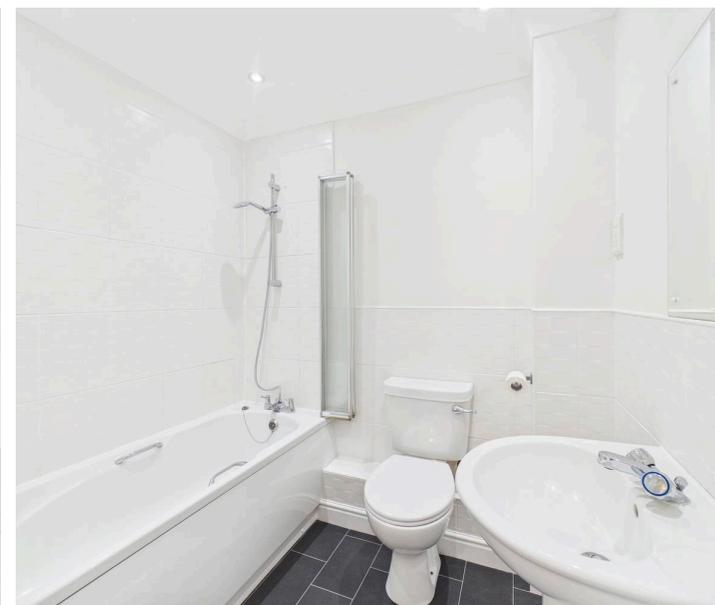
Thetford, IP24 2UH

Two bedroom top floor apartment, perfectly positioned close to local amenities and offering excellent access to the A11 and A134. This chain free property is an ideal investment opportunity or a fantastic first time buy, featuring a spacious open plan living area that creates a bright and welcoming atmosphere. The kitchen is equipped with integrated appliances, while the family bathroom boasts contemporary fittings and a fresh design. Both bedrooms are generously sized, providing comfortable accommodation for professionals, couples, or small families. We highly recommend arranging a viewing as soon as possible to fully appreciate all that this property has to offer. Call now to secure your appointment.

Council Tax band: A

Tenure: Leasehold

- TWO BEDROOMS
- TOP FLOOR APARTMENT
- OPEN PLAN LIVING
- FAMILY BATHROOM
- CHAIN FREE
- IDEAL INVESTMENT OR FIRST TIME BUY
- CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING
- EASY ACCESS TO THE A11 & A134
- CALL NOW TO ARRANGE A VIEWING!





### **Lounge / Diner**

15' 3" x 9' 5" (4.64m x 2.87m)

Window to front, with electric radiator, carpet flooring, and openings to kitchen and hallway.

### **Kitchen**

7' 10" x 9' 5" (2.40m x 2.87m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, space for fridge / freezer and washing machine, with tiled flooring, and spotlighting.

### **Hallway**

6' 9" x 6' 0" (2.07m x 1.84m)

Doors to both bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

8' 4" x 11' 11" (2.53m x 3.62m)

Window to rear, built-in wardrobes, with electric radiator, and carpet flooring.

### **Bedroom 2**

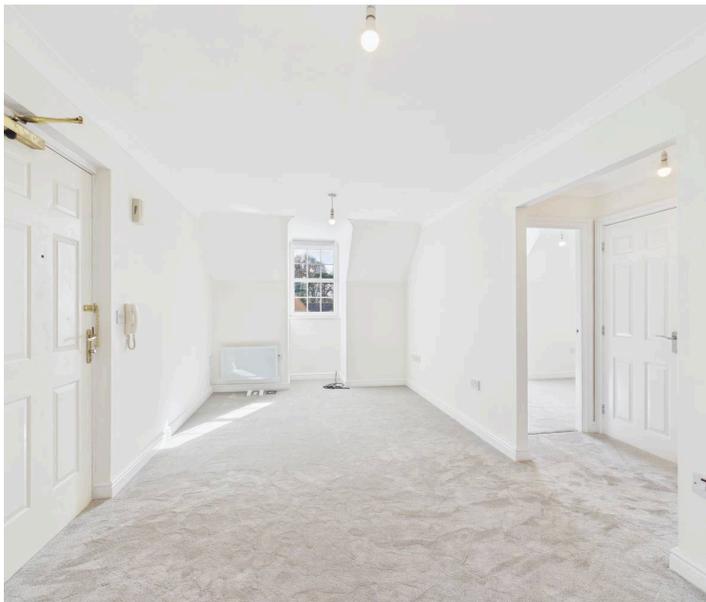
7' 1" x 11' 11" (2.15m x 3.63m)

Window to front, with electric radiator, and carpet flooring.

### **Family Bathroom**

6' 9" x 5' 7" (2.06m x 1.70m)

Bath unit with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, partial wall tiling, wall mounted fan heater, with tile effect vinyl flooring, and spotlighting.



## COMMUNAL GARDEN

Mainly laid to lawn, with fenced in bin store, pathway leading to a secure communal door to block, and stairs leading to the apartment.

## Parking

The property benefits from allocated parking to the front of the development. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

## Leasehold Information

We are advised that the ground rent and service charges are currently £660.00 per annum and the Lease was 125 Years from new and currently has 102 Years remaining. For more information, please contact the office.

## Agents Note

This property falls under a band A for the local council tax and costs approximately £1,676.46 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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