



Lawsons
ESTATE AGENTS

40 Juniper Close, Thetford
50% Shared Ownership £87,500

40 Juniper Close

Thetford, IP24 2YG

50% shared ownership. Two-bedroom terraced house, offered on a shared ownership basis and ideally situated for easy access to the A11. The property boasts a spacious lounge and dining area, perfect for relaxing or entertaining, along with a kitchen equipped with an integrated oven & hob. The family bathroom features contemporary fittings, while gas central heating ensures comfort throughout the seasons. Ideal for first-time buyers. Contact us today to arrange your appointment and secure this wonderful property.

Council Tax band: A

Tenure: Leasehold

- TWO BEDROOMS
- FAMILY BATHROOM
- SHARED OWNERSHIP
- GAS HEATING
- ENCLOSED REAR GARDEN
- LOUNGE / DINER
- KITCHEN
- ALLOCATED PARKING
- EASY ACCESS TO THE A11
- CALL NOW TO VIEW!

Entrance Hallway

3' 9" x 6' 7" (1.15m x 2.01m)

Door to lounge / diner, opening to kitchen, with radiator, and wood effect flooring.





Kitchen

7' 11" x 8' 7" (2.42m x 2.62m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired combination boiler, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer and washing machine, with wood effect flooring.

Lounge / Diner

12' 0" x 15' 7" (3.65m x 4.74m)

Window to rear, with radiator, wood effect flooring, and stairs to first floor landing.

First Floor Landing

3' 3" x 3' 2" (1.00m x 0.97m)

Doors to both bedrooms and family bathroom, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

11' 11" x 12' 0" (3.62m x 3.67m)

Window to rear, with radiator, and carpet flooring.

Bedroom 2

5' 9" x 12' 0" (1.74m x 3.67m)

Window to front, with radiator, and carpet flooring.

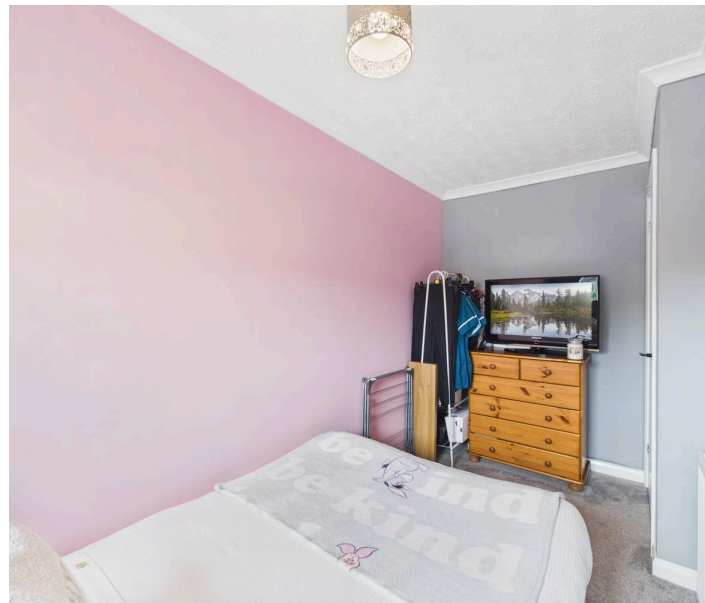
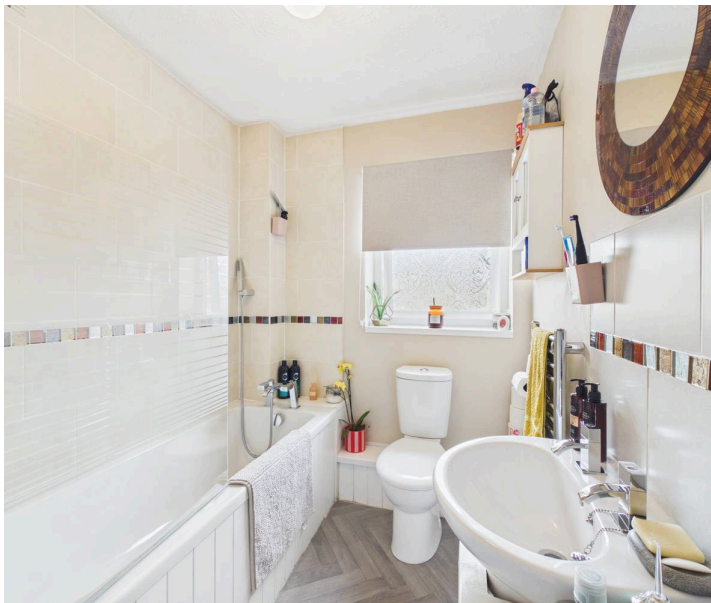
Bathroom

6' 0" x 8' 6" (1.82m x 2.60m)

Frosted window to front, bath with mixer tap and shower attachment over, separate over bath mixer tap shower, low level W/C, wash basin with individual taps and tiled splashback over, with heated towel rail, and wood effect vinyl flooring.

Front Garden

Mainly laid to decorative shingle, with pathway leading to the front door.



Rear Garden

Enclosed rear garden, mainly laid to decorative shingle, with patio area to the immediate rear of the property, and side access gate to the allocated parking.

Parking

The property benefits from an allocated parking space providing off-street parking. Further on-street parking is available nearby on a first come, first served basis. 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 2026/27. Please be advised that this property is being offered for sale on a 50% shared ownership basis. The new owner will be subject to the following monthly charges: Rent: £229.80, Service Charge (Grounds Maintenance): £1.20, Sinking Fund: £0.00, Buildings Insurance: £36.52, Administration Fee: £5.66. Furthermore, any prospective purchaser will be required to complete an eligibility assessment as part of the shared ownership application process. For further information or to discuss the eligibility criteria, please contact our office directly.

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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