



**Lawsons**  
ESTATE AGENTS

**34 St. Giles Lane, Thetford**  
In Excess of **£200,000**

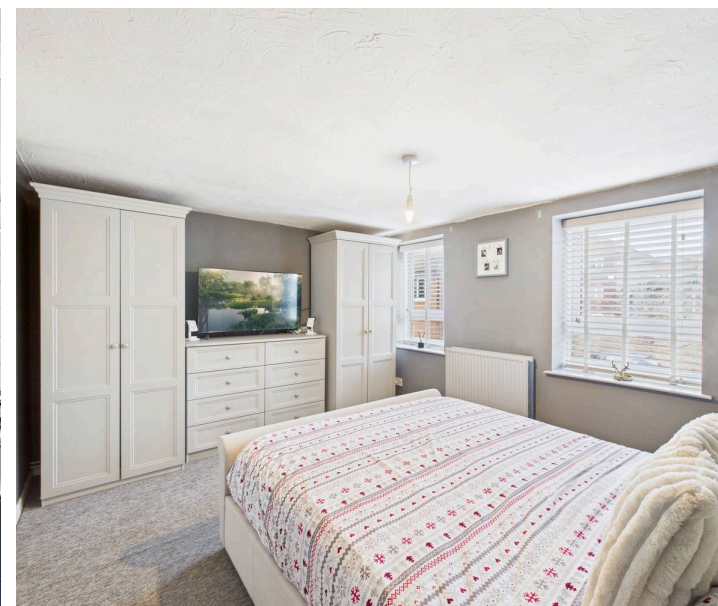
## 34 St. Giles Lane

Thetford, IP24 2AE

Charming two-bedroom cottage, perfectly positioned in the heart of the town centre and within walking distance of a wide range of amenities. The property has been thoughtfully improved throughout, boasting replacement UPVC windows and doors (2023), as well as a new roof installed in the same year, ensuring peace of mind for years to come. Step inside to discover a welcoming living area featuring a characterful log burner, ideal for cosy evenings, and a well-appointed kitchen designed for convenience and style. Both bedrooms are generous, and the bathroom is finished to a high standard with contemporary fixtures and fittings. This cottage is an excellent opportunity for first-time buyers or those seeking an attractive investment purchase, offering a blend of period charm and modern comfort in an unbeatable location. With its blend of thoughtful updates and timeless appeal, this property is sure to attract significant interest. Call now to arrange your viewing and secure this delightful home before it is gone.

Council Tax band: A

Tenure: Freehold





### Lounge

12' 4" x 17' 8" (3.76m x 5.39m)

Window to front, beautiful wood burner with stone plinth, two radiators, wood effect flooring, doors to understairs storage cupboard, stairs to first floor landing, and doorway to dining room.

### Dining Room

10' 4" x 13' 4" (3.14m x 4.07m)

Window to side, with radiator, wood effect flooring, and two openings to the kitchen.

### Kitchen

10' 2" x 7' 5" (3.11m x 2.25m)

Window to side, wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, tiled flooring, space for range cooker, with breakfast bar, wine rack, radiator, gas boiler located in corner cupboard, and further space for washing machine, and fridge / freezer.

### First Floor Landing

Window to rear and side, doors to both bedrooms, family bathroom, large storage cupboard, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

### Bedroom 1

12' 8" x 10' 2" (3.86m x 3.11m)

Two windows to front, with radiator, and carpet flooring.

### Bedroom 2

10' 4" x 11' 1" (3.14m x 3.39m)

Window to side, with radiator, and carpet flooring.



## Bathroom

6' 4" x 9' 0" (1.94m x 2.74m)

Velux window, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, partial wall tiling, with radiator, and wood effect flooring.

## Garden

The courtyard style garden is fully paved with an outside tap, and side gate leading to the front.

## On street

There is on-street parking available in nearby neighbouring streets available on a first come, first served basis, with multiple carparks close by.

## Agents Note

This property falls under an A band for the local council tax and costs approximately £1,592.77 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.

Lawsons Estate Agents

34 King Street, Thetford, IP24 2AP

01842 755422 – [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)

[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

