



**Lawsons**  
ESTATE AGENTS

**11 Avenue Gardens, Thetford**

Guide Price £110,000 – £120,000

# 11 Avenue Gardens

Thetford, IP24 1FB

Offered to the market with no onwads chain is this charming 1 bedroom flat that impressively sits within walking distance of the train station, town, and all amenities. The property features a spacious lounge/diner, ideal for relaxing or entertaining guests. The bedroom comes equipped with a convenient built-in wardrobe, offering ample storage space. Additionally, the flat boasts allocated parking within the gated development, ensuring convenience and security for residents. Do not miss out on this fantastic opportunity! Contact us today to arrange a viewing and secure this wonderful property before it's too late!

Council Tax band: A

Tenure: Leasehold

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



**Hallway**

6' 2" x 7' 4" (1.89m x 2.23m)

Doors to kitchen, lounge / diner, bedroom, bathroom, and storage cupboard, with radiator, and carpet flooring.

**Lounge / Diner**

12' 8" x 11' 5" (3.87m x 3.48m)

Window to rear, with radiator, and carpet flooring.

**Kitchen**

9' 6" x 7' 4" (2.89m x 2.23m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for freestanding fridge, and washing machine, with cupboard enclosed gas fired boiler, radiator, and vinyl flooring.

**Bedroom**

9' 8" x 11' 4" (2.94m x 3.45m)

Window to front, built-in wardrobe / storage, with radiator, and carpet flooring.

**Bathroom**

6' 6" x 8' 6" (1.97m x 2.59m)

Frosted window to front, bath unit with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and vinyl flooring.



**COMMUNAL GARDEN**

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

**Allocated parking**

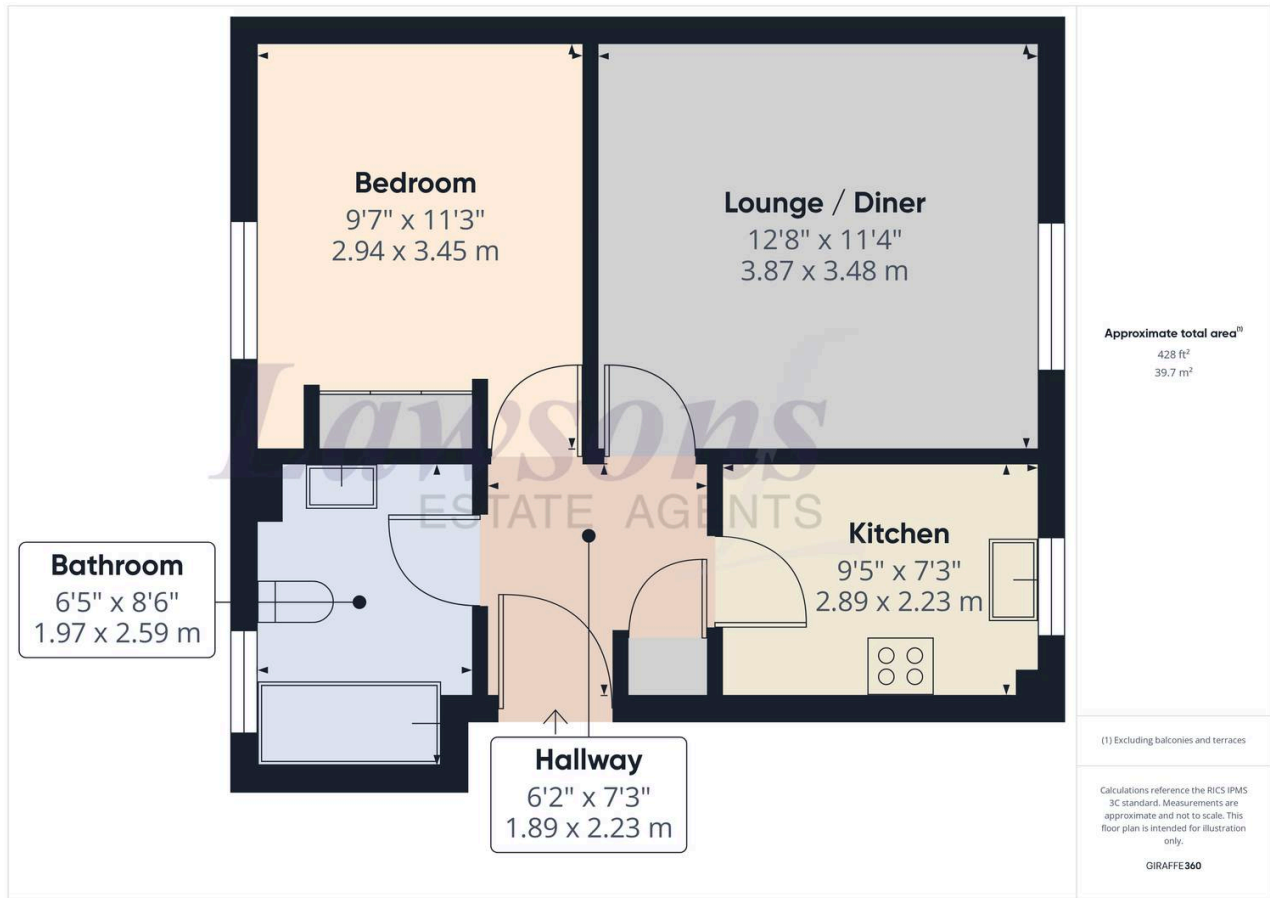
To the front of the property there is one allocated parking space.

**Agents Note**

This property falls under a band A for the local council tax and costs approximately £1,592.77 per annum for 2025/26.

**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.

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