



Lawsons
ESTATE AGENTS

98 Ben Culey Drive, Thetford
Guide Price £130,000 - £140,000

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Thetford, IP24 1QL

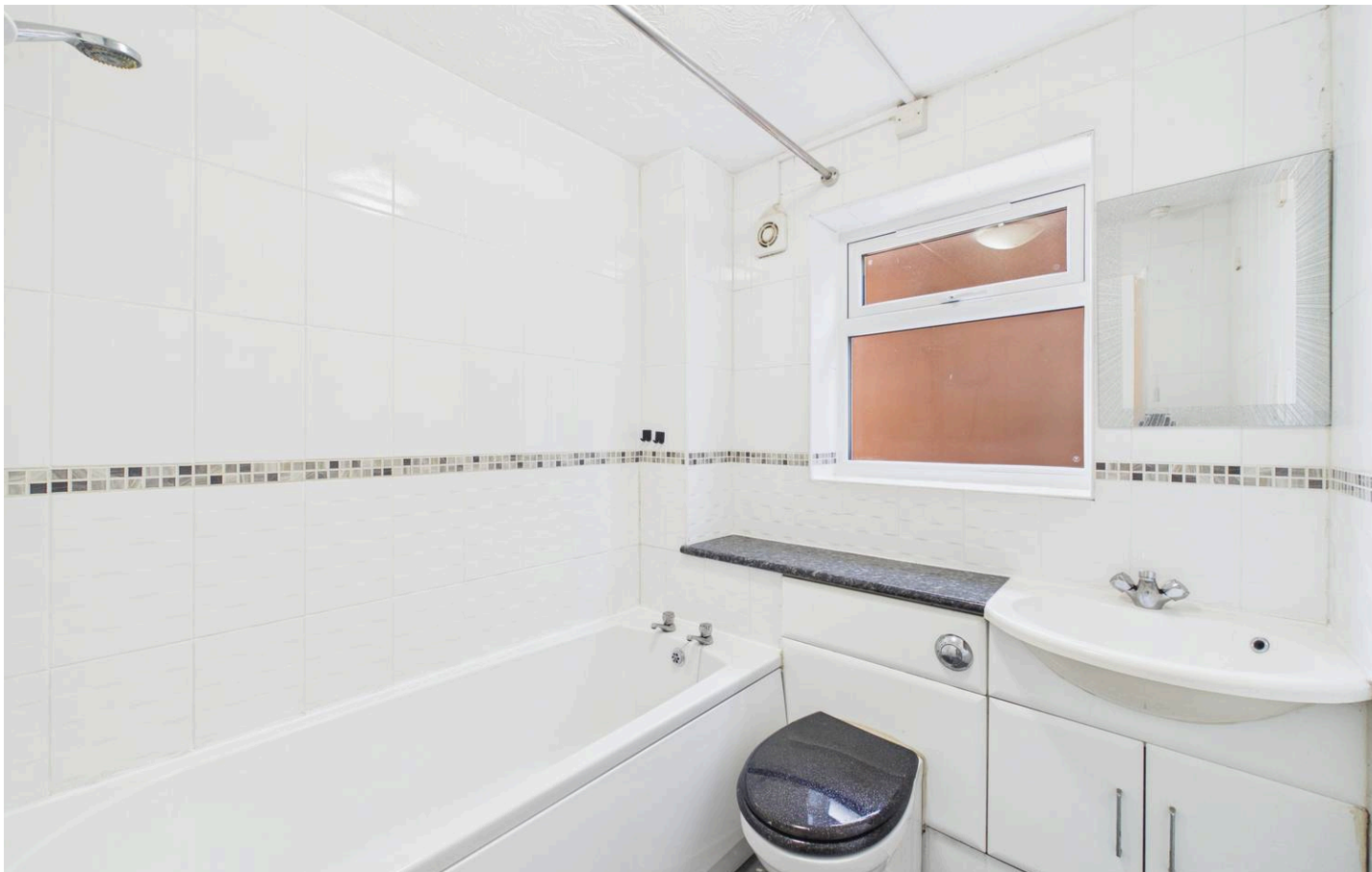
Two-bedroom ground floor apartment, offered to the market chain free and perfectly positioned close to local amenities as well as convenient transport links, including nearby train and bus stations. The property benefits from a spacious lounge and dining area, ideal for both relaxing evenings and entertaining guests. The modern kitchen comes equipped with contemporary appliances and stylish finishes, providing a practical yet elegant space for culinary enthusiasts. Additional highlights include allocated parking, and a prime location, making it a fantastic opportunity for first-time buyers, investors, or those seeking a low-maintenance lifestyle. Call now to arrange your appointment and secure this exceptional apartment.

Council Tax band: A

Tenure: Leasehold

- TWO BEDROOMS
- GROUND FLOOR APARTMENT
- CHAIN FREE
- BATHROOM
- CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING
- LOUNGE / DINER
- NEARBY TO TRAIN & BUS STATION
- MODERN KITCHEN
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

3' 2" x 12' 0" (0.96m x 3.66m)

Doors to lounge / diner, both bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with wood effect flooring.

Kitchen

10' 5" x 7' 3" (3.17m x 2.20m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer, and washing machine, with tile effect vinyl flooring.

Lounge / Diner

15' 5" x 11' 2" (4.69m x 3.41m)

Two windows to front, with electric radiator, wood effect flooring, and opening to kitchen.

Bedroom 1

12' 2" x 10' 8" (3.72m x 3.26m)

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

Bedroom 2

10' 7" x 7' 8" (3.22m x 2.34m)

Window to rear, with electric radiator, and wood effect flooring.

Bathroom

6' 2" x 6' 6" (1.87m x 1.97m)

Frosted window to side, bath with individual taps over and separate electric shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with full wall tiling, heated towel rail, and tiled flooring.



COMMUNAL GARDEN

Mainly laid to lawn, with mature shrubs to the front of the development.

Parking

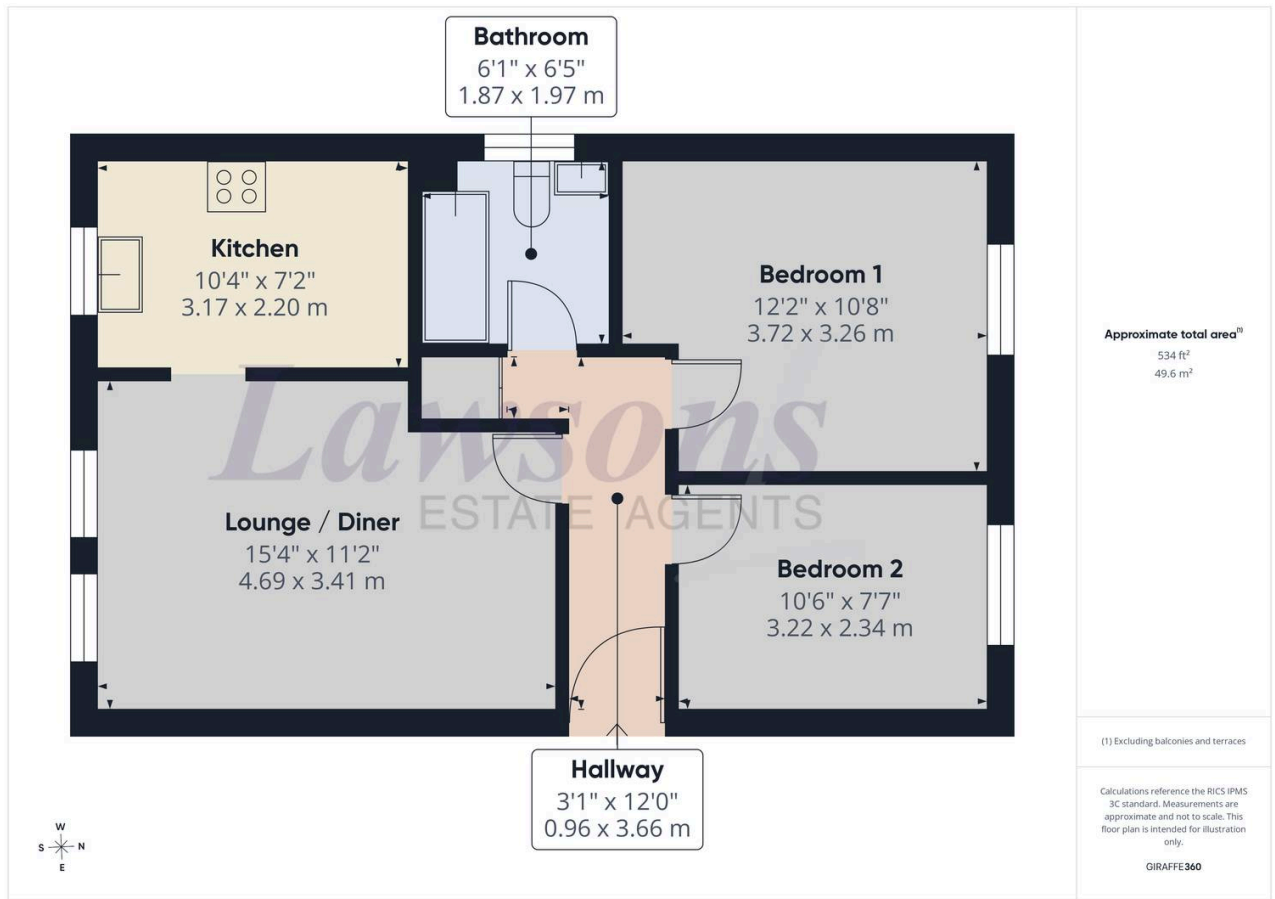
The property benefits from allocated parking to the side of the development. Further on-street parking is available nearby on a first come, first served basis.

Leasehold Information

We are advised that the property is subject to a ground rent of £0.00 per annum and service charges of approximately £963.60 per annum. We have also been advised that the Lease was 999 Years from new, with 953 Years remaining. For more information, please contact the office.

Agents Note

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



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

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