



Lawsons
ESTATE AGENTS

9 Cypress Covert, Thetford
Guide Price £150,000 – £160,000

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Thetford, IP24 2UP

Two bedroom ground floor apartment, situated within a popular development that offers easy access to the A11 and is conveniently close to local amenities. The property boasts a spacious lounge that welcomes natural light, creating a warm and inviting atmosphere, while the modern kitchen / diner is perfect for both every-day living and entertaining guests. The apartment features two generously sized bedrooms and a stylish bathroom, making it ideal for first-time buyers, professionals, or those looking to downsize without compromising on comfort. Outside, residents benefit from allocated parking, ensuring convenience and peace of mind. With its excellent location and practical features, this apartment is a fantastic opportunity for those seeking a comfortable and contemporary home. Call now to arrange a viewing and secure this superb property before it is gone.

Council Tax band: A

Tenure: Leasehold

- TWO BEDROOMS
- GROUND FLOOR APARTMENT
- EASY ACCESS TO THE A11
- BATHROOM
- CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING
- KITCHEN / DINER
- POPULAR DEVELOPMENT
- LOUNGE
- CALL NOW TO ARRANGE A VIEWING!





Hallway

3' 6" x 12' 0" (1.06m x 3.66m)

Doors to lounge, both bedrooms, and family bathroom, with electric radiator, and wood effect flooring.

Kitchen / Diner

16' 8" x 11' 6" (5.08m x 3.50m)

Two windows to rear, 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 fridge / freezer and washing machine, with part tiled and part wood effect flooring, and spotlighting.

Lounge

12' 10" x 10' 8" (3.90m x 3.26m)

Two windows to side, with electric radiator, carpet flooring, and opening to kitchen / diner.

Bedroom 1

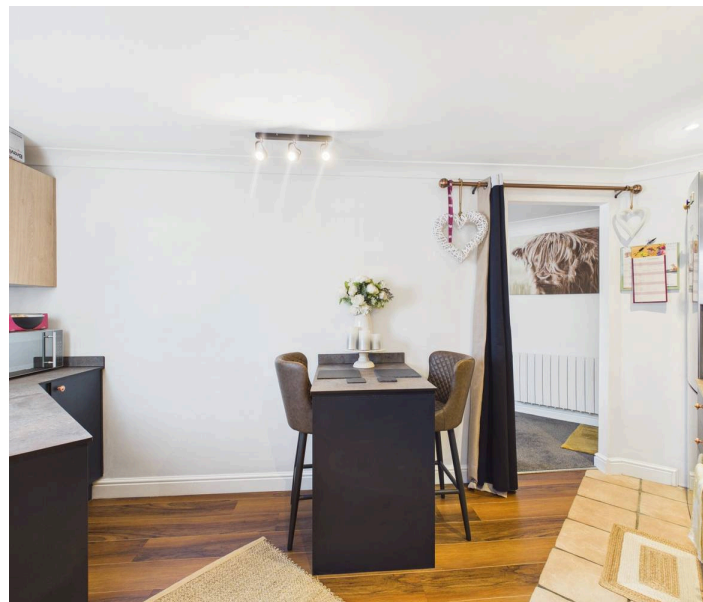
11' 1" x 8' 8" (3.37m x 2.63m)

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

Bedroom 2

12' 10" x 7' 3" (3.90m x 2.20m)

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



Bathroom

6' 2" x 11' 3" (1.88m x 3.42m)

Two frosted windows to rear, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, tile effect vinyl flooring, spotlighting, and door to airing cupboard housing the hot water cylinder.

COMMUNAL GARDEN

The property benefits from communal grounds mainly laid to lawn, with pathway leading to the block entrance.

Parking

The property benefits from one allocated parking space to the front of the block entrance. For more information, please contact the office.

Leasehold Information

We are advised that the ground rent and service charges are currently £600.00 per annum and the Lease was 125 Years from new and has approximately 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 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.

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