



Lawsons
ESTATE AGENTS

3 Avenue Gardens, Thetford
Guide Price **£170,000 - £180,000**

3 Avenue Gardens

Thetford, IP24 1FB

This Mid-Terraced House boasts two well-proportioned bedrooms, a family bathroom, and a separate W/C, perfect for modern family living. The bright lounge / diner is ideal for entertaining, and the gas heating ensures comfort all year round. Located conveniently close to the town centre, train station, and with easy access to the A11 & A134, this home offers both comfort and convenience. To top it off, the property comes with an enclosed rear garden, providing a private outdoor space to relax and unwind. Don't miss out - call now to book your viewing!

Council Tax band: A

Tenure: Freehold

- TWO BEDROOMS
- MID-TERRACED HOUSE
- GAS HEATING
- ALLOCATED PARKING
- CLOSE TO THE TOWN & TRAIN STATION
- EASY ACCESS TO THE A11 & A134
- ENCLOSED REAR GARDEN
- FAMILY BATHROOM & SEPERATE W/C
- LOUNGE / DINER
- CALL NOW TO VIEW!

Lounge / Diner

12' 4" x 12' 0" (3.77m x 3.65m)

Window to front, door to inner hallway, with radiator, wood effect flooring, and stairs to first floor landing.





Hallway

3' 3" x 3' 1" (0.98m x 0.95m)

Doors to kitchen, W/C, and understairs storage cupboard, with wood effect flooring.

w/c

3' 3" x 5' 5" (0.99m x 1.64m)

Low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and tile effect vinyl flooring.

Kitchen

7' 9" x 12' 1" (2.36m x 3.68m)

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

First Floor Landing

7' 7" x 5' 10" (2.32m x 1.78m)

Doors to both bedrooms, family bathroom, and storage cupboard, with carpet flooring.

Bedroom 1

10' 3" x 11' 11" (3.13m x 3.63m)

Window to front, built-in wardrobe, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 2

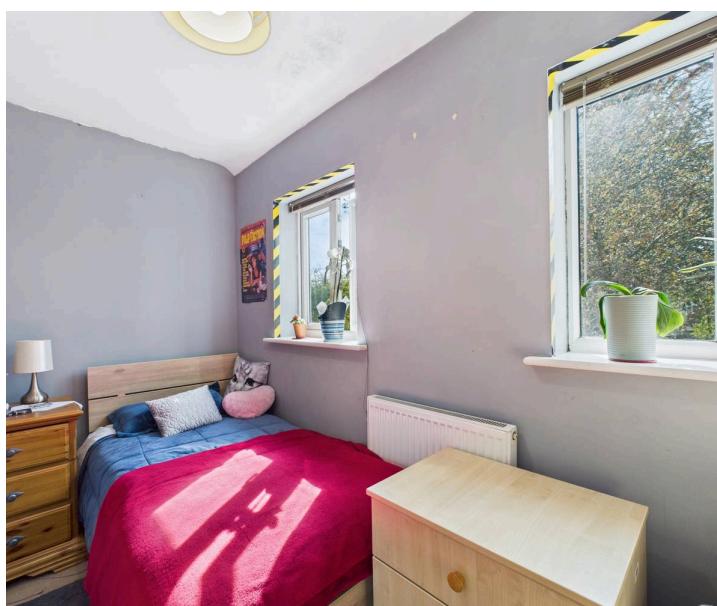
5' 7" x 12' 0" (1.69m x 3.66m)

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

Family Bathroom

7' 7" x 5' 10" (2.32m x 1.78m)

Bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and tile effect vinyl flooring.



FRONT GARDEN

The property is situated in a communal area, with shrubs to the front, and a pathway leading to the front door.

REAR GARDEN

Enclosed rear garden, mainly laid to patio, with space for a garden shed.

Parking

The property benefits from secure allocated parking to the front, with further visitors parking available on a first come, first served basis.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,518.70 per annum for 2025/26. There is an annual service charge for maintaining the communal areas. The cost for this is approximately £497.64 Per Annum. The property is currently going through probate, 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.

Lawsons Estate Agents
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

