



**Lawsons**  
ESTATE AGENTS

**15 Florence Barclay Close, Thetford**

Offers in Region of **£210,000**

# 15 Florence Barclay Close

Thetford, IP24 1TB

Three bedroom terraced house, ideally positioned for families and commuters alike. The property is offered chain free and features a bright, spacious layout with three bedrooms, a modern family bathroom, and a convenient downstairs W/C. Recent updates include a new electrical consumer unit (installed in 2023). The property also benefits from gas central heating, ensuring comfort and peace of mind for years to come. The kitchen / diner is well-equipped for family life, while the living areas offer ample space for relaxation and entertaining. Call now to secure your chance to view this fantastic property.

Council Tax band: B

Tenure: Freehold

## Porch

4' 5" x 5' 6" (1.35m x 1.68m)

Door to lounge, with wood effect flooring.

## Lounge

15' 9" x 13' 0" (4.80m x 3.95m)

Window to front, with radiator, wood effect flooring, and door to hallway.

## Hallway

3' 1" x 6' 2" (0.95m x 1.87m)

Stairs to first floor landing, with wood effect flooring.





### **Kitchen / Diner**

12' 3" x 13' 2" (3.74m x 4.01m)

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 washing machine, dishwasher, tumble dryer, and fridge / freezer, with tile effect vinyl flooring, and doors to downstairs storage cupboard and rear lobby.

### **Lobby**

3' 2" x 4' 11" (0.97m x 1.51m)

Doors to W/C and rear garden, with tile effect vinyl flooring.

### **W/C**

3' 2" x 4' 2" (0.97m x 1.27m)

Low level W/C, wash basin with individual taps over, with tile effect vinyl flooring.

### **First Floor Landing**

6' 7" x 8' 6" (2.00m x 2.60m)

Doors to all bedrooms, family bathroom, and storage cupboard housing the gas fired combination boiler, with carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

10' 10" x 13' 3" (3.30m x 4.03m)

Window to rear, with built-in wardrobes, radiator, and carpet flooring.

### **Bedroom 2**

9' 0" x 12' 11" (2.75m x 3.94m)

Window to front, door to over stairs storage cupboard, with radiator, and carpet flooring.

### **Bedroom 3**

6' 7" x 7' 10" (2.00m x 2.39m)

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



### Family Bathroom

4' 11" x 9' 7" (1.50m x 2.92m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with heated towel rail, and tile effect vinyl flooring.

### Front Garden

Mainly laid to lawn, with hedging to front and sides, storage cupboard housing the gas and electricity meters, with pathway leading to the front door.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area, timber built storage shed, and rear access gate.

### Parking

The property benefits from on-street parking, with parking bays available on a first come, first served basis.

### Agents Note

This property falls under a band B for the local council tax and costs approximately £1,955.87 per annum for 2026/27. The vendors have advised that the property benefits from a updated electrical consumer unit (2023), fibre broadband connected, and a Tado smart heating system. 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

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