



Lawsons
ESTATE AGENTS

85 Churchill Road, Thetford
£230,000

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Thetford, IP24 2JZ

We are delighted to present this spacious three-bedroom semi-detached house, ideally situated close to well-regarded schools and local amenities, making it a perfect choice for families and professionals alike. This inviting home offers fantastic potential to improve and personalise, with a bright living area, a practical kitchen layout, and shower room complemented by two separate WCs for added convenience. The property benefits from gas central heating throughout, ensuring a warm and comfortable environment all year round. Additional highlights include a garage and private driveway, providing off road parking and storage solutions. Offered to the market chain free, this is a wonderful opportunity to secure a property with excellent scope for enhancement in a sought-after location. Early viewing is highly recommended to fully appreciate the potential and value on offer - call now to arrange your appointment.

Council Tax band: C

Tenure: Freehold

Hallway

2' 11" x 20' 6" (0.88m x 6.26m)

Doors to W/C, shower room, lounge, and kitchen, with radiator, carpet flooring, and stairs to first floor landing.

Lounge

15' 7" x 15' 1" (4.76m x 4.60m)

Window to front, feature electric fireplace, with radiator, and carpet flooring.





Kitchen

15' 5" x 10' 6" (4.71m x 3.21m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker and washing machine, with radiator, tile effect vinyl flooring, two storage cupboards of which one houses the gas fired combination boiler, and door to rear garden.

W/C

2' 8" x 5' 5" (0.81m x 1.66m)

Frosted window to side, low level W/C, and vinyl flooring.

First Floor Landing

6' 2" x 7' 7" (1.87m x 2.32m)

Doors to all bedrooms, W/C, and storage cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

15' 5" x 10' 4" (4.69m x 3.15m)

Window to front, with radiator, and carpet flooring.

Bedroom 2

12' 5" x 10' 10" (3.79m x 3.31m)

Window to rear, with radiator, and carpet flooring.

Bedroom 3

9' 0" x 6' 11" (2.75m x 2.11m)

Window to rear, with radiator, and carpet flooring.

WC

5' 5" x 2' 11" (1.64m x 0.88m)

Frosted window to side, low level W/C, wash basin with individual taps and tiled splashback over, with tile effect vinyl flooring.

Shower Room

5' 11" x 4' 10" (1.80m x 1.48m)

Frosted window to side, bar shower with rainfall shower head over, fully tiled walls and floor, wash basin and heated towel rail.



Front Garden

The large front garden is mainly laid to lawn with a selection of mature shrubs.

Rear Garden

The rear garden is mainly laid to lawn with patio area to the immediate rear, pathway with single door leading to the garage and gate to the driveway.

Garage

The single garage has up and over door to front, window and single door to side.

Driveway

The property offers off road parking with driveway leading to the single garage.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,235.28 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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