

Lawsons
ESTATE AGENTS

7 Abbey Barns Court, Thetford

Guide Price **£170,000 - £180,000**

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Thetford, IP24 1DA

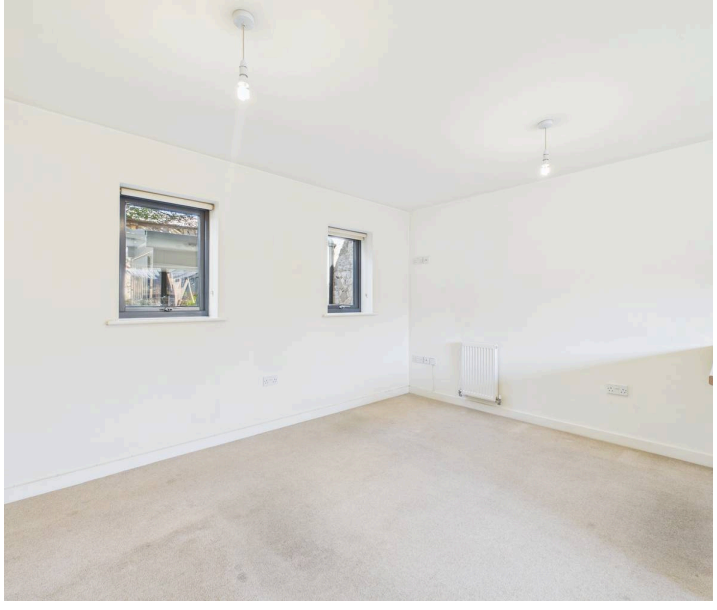
Two-bedroom mid-terraced house, ideally positioned within a sought-after gated development close to the town centre and train station. This inviting home boasts an open plan living area that seamlessly combines comfort and functionality, enhanced by gas heating throughout. The kitchen is well-equipped with integrated appliances, while the principal bedroom benefits from an en-suite for added convenience. A family bathroom and a separate W/C provide excellent flexibility for busy households. With easy access to the A11 and A134, this property is perfect for commuters and those seeking a well-connected lifestyle. The property also comes with allocated parking, ensuring convenience and peace of mind. This attractive home is perfectly suited for professionals, couples, or small families looking for a blend of modern living and a prime location. Opportunities like this are rare, so call now to arrange your viewing!

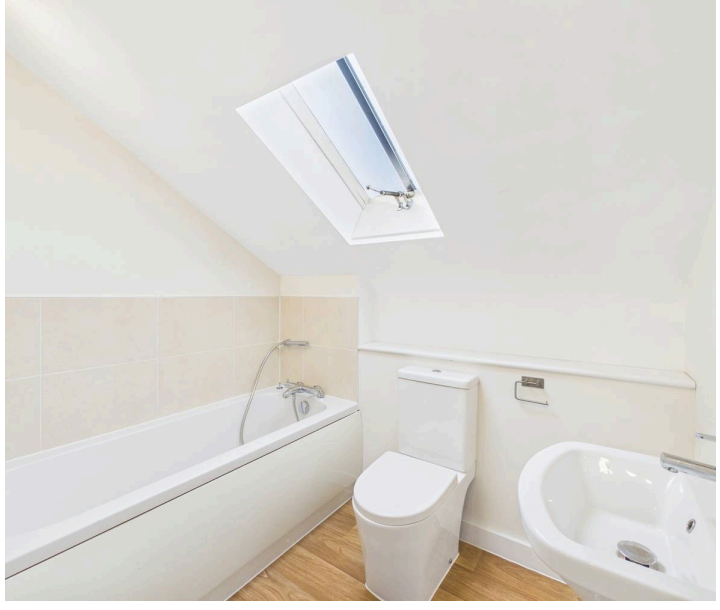
Council Tax band: B

Tenure: Freehold

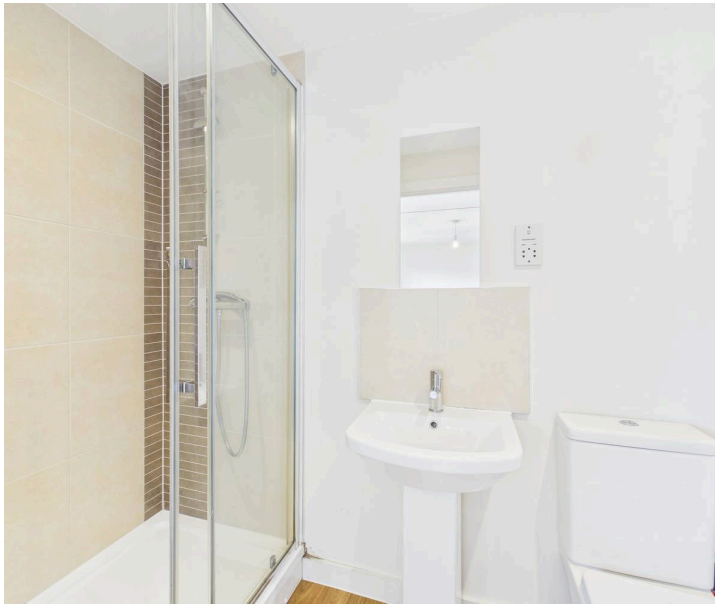
Hallway
18' 8" x 3' 11" (5.69m x 1.19m)
Window to front, doors to kitchen / lounge / diner, W/C, two storage cupboards of which one houses the gas fired boiler, and rear, with radiator, carpet flooring, and stairs to first floor landing.

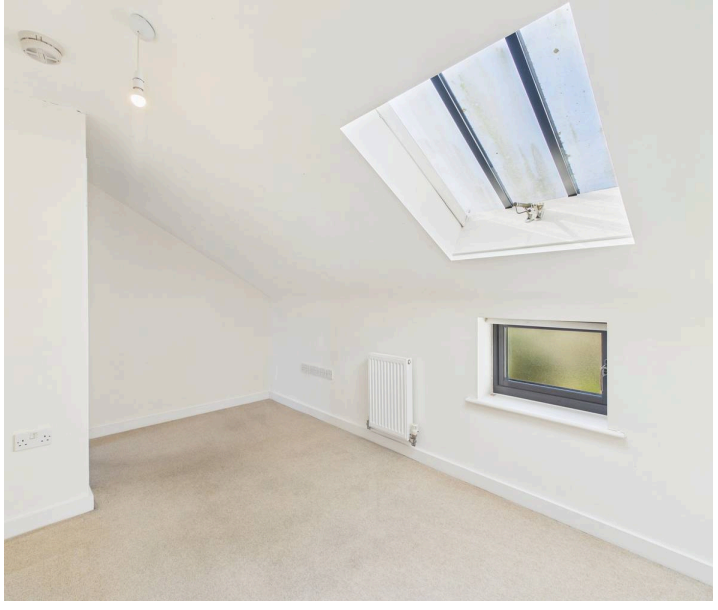












Kitchen / Lounge / Diner
18' 6" x 13' 2" (5.65m x 4.01m)
The kitchen area benefits from a window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and gas hob with cooker hood over, fridge / freezer, and washing machine, with tile effect vinyl flooring, and spotlighting. The lounge / dining area benefits from two windows to rear, two radiators, and carpet flooring, with a breakfast bar.

W/C
5' 5" x 2' 10" (1.65m x 0.86m)
Frosted window to rear, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and wood effect vinyl flooring.

First Floor Landing
3' 4" x 8' 6" (1.01m x 2.58m)
Window to front, doors to both bedrooms, and family bathroom, with radiator, and carpet flooring.

Bedroom 1
9' 11" x 13' 5" (3.01m x 4.08m)
Two windows to front, with radiator, carpet flooring, door to en-suite, and access to loft via ceiling hatch.

En-suite
8' 2" x 4' 0" (2.48m x 1.23m)
Shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, wood effect vinyl flooring, and spotlighting.

Bedroom 2
7' 10" x 13' 3" (2.40m x 4.05m)
Two windows to rear, with radiator, and carpet flooring.

Family Bathroom
5' 7" x 7' 1" (1.70m x 2.17m)
Window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with partial wall tiling, radiator, wood effect vinyl flooring, and spotlighting.

Front Garden

Mainly laid to synthetic lawn with mature shrubs and pathway to front door.

Rear Garden

Shared pathway returning to the front of the property.

Parking
The property benefits from two allocated parking spaces, one to the front of the development, and one to the rear.

Agents Note
This property falls under a B band for the local council tax and costs approximately £1,955.87 per annum for 2026/27. There is an annual service charge for maintaining the communal areas. The cost for this is approximately £440.00 Per Annum.



Anti-Money Laundering Regulations
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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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