



2G Oddfellows Hall Earls Street

Thetford, IP24 2AD

3-bedroom apartment situated in a prime location close to town and essential amenities. Boasting a modern interior, this property features integrated appliances in the kitchen, perfect for those who appreciate contemporary living. The apartment offers three bedrooms, along with a family bathroom and an en-suite for added convenience. Conveniently positioned for commuters, this residence provides easy access to the A11 & A134, making travel a breeze. Additionally, allocated parking ensures parking hassles are a thing of the past. Within walking distance of the bus and train station, this home offers unparalleled connectivity for those on the go. Don't miss out on this fantastic opportunity! Contact us now to arrange a viewing and secure this impressive apartment before it's gone!

Council Tax band: A

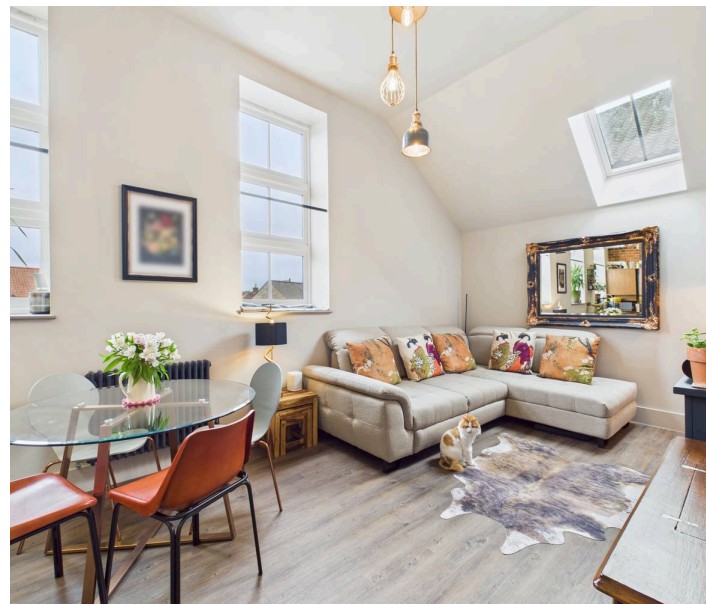
Tenure: Leasehold

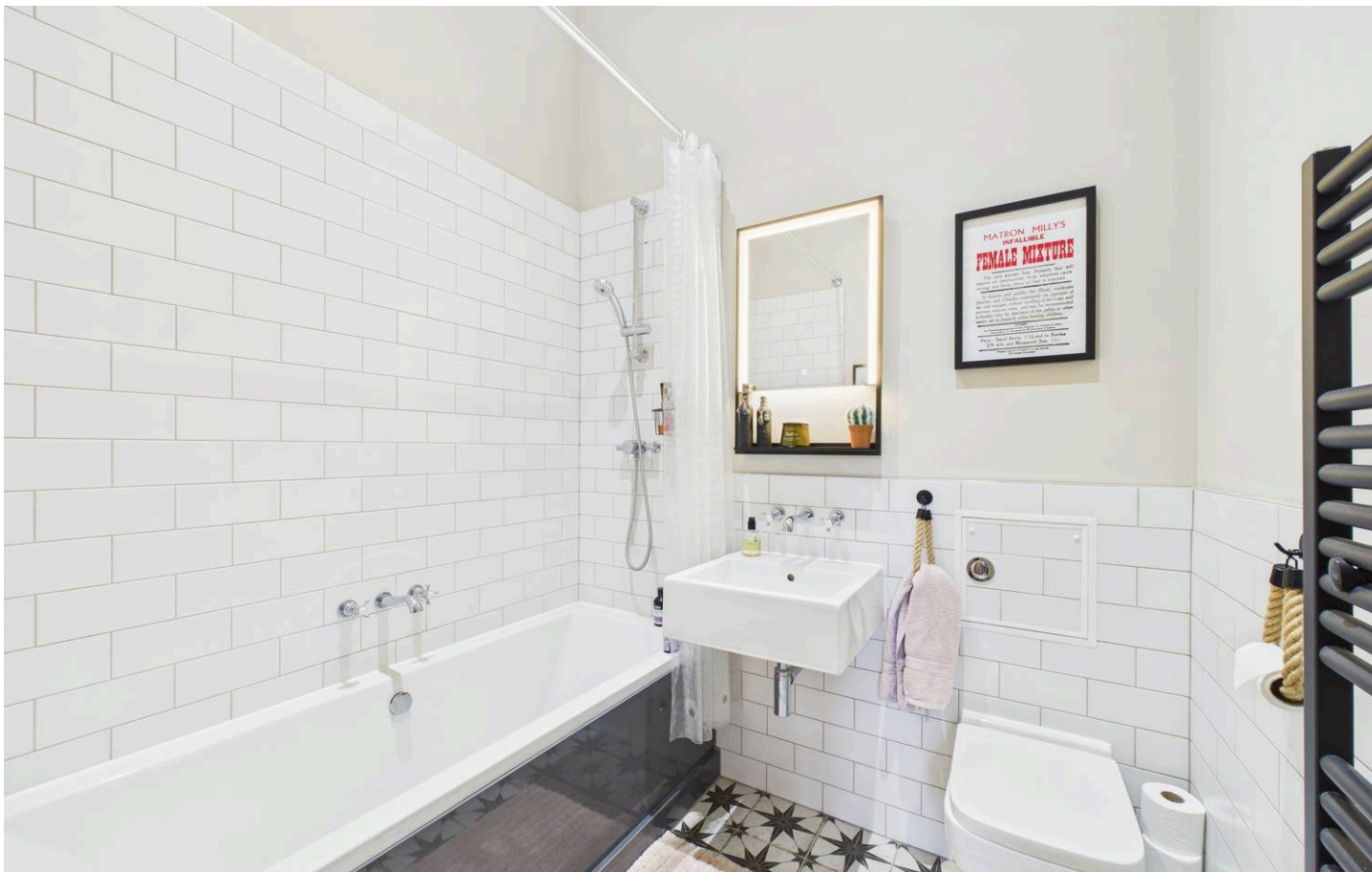
Communal Grounds

The development is mainly laid to patio with pathways leading to the main communal door with intercom system. There is also an external bin store and further lockable shed.

Communal Entrance

Once inside the development you are greeted with a warm and modern feel with wall art, sideboard with plant and stairs to the second-floor apartments. Exposed brick wall with ambient lighting, and further individual door leads to the apartment.





Hallway

3' 3" x 17' 7" (0.98m x 5.35m)

Doors to open plan kitchen / living area, all bedrooms, family bathroom, and storage cupboard, with two radiators, wood effect flooring, and spotlighting.

Kitchen / Living Area

10' 11" x 25' 2" (3.33m x 7.67m)

Three windows to rear, Velux window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, cupboard enclosed gas fired Baxi combination boiler, integrated electric oven and hob with cooker hood over, undercounter fridge, freezer, dishwasher, washer / dryer, and wine cooler, with feature exposed brick wall, wood effect flooring, two radiators, and spotlighting.

Bedroom 1

10' 10" x 13' 4" (3.29m x 4.06m)

Velux windows to side and rear, with radiator, carpet flooring, and door to en-suite.

En-suite

3' 4" x 8' 0" (1.01m x 2.44m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, tiled flooring, and spotlighting.

Bedroom 2

10' 3" x 12' 1" (3.12m x 3.69m)

Velux window to side, built-in wardrobes, with radiator, and carpet flooring.

Bedroom 3 / Study

6' 11" x 8' 8" (2.11m x 2.65m)

Velux window to side, with radiator, and carpet flooring.

Family Bathroom

5' 8" x 6' 9" (1.73m x 2.07m)

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, tiled flooring, and spotlighting.



Allocated parking

The property comes with one allocated parking space located at the rear of the development. Further on-street parking is available nearby on a first come, first served basis.

Leasehold Information

We are advised that the ground rent and service charges were £795.60 from the 01.09.24 to 31.08.25 and the Lease was 125 Years from new with 120 Years remaining. This years charges are TBC, For more information, please contact the office.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,592.77 per annum for 2025/26.

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

