



## 3 Lord Cecil Court

Thetford, IP24 2DR

Two-bedroom mid-terraced house, perfectly positioned close to the town centre and local amenities, making it an ideal first-time buy or investment opportunity. The property features a welcoming lounge and dining area, a kitchen with ample storage, and a family bathroom. Both bedrooms offer comfortable accommodation for professionals, couples, or small families. The home is ready to move into, with both style and practicality throughout. Call now to arrange a viewing and secure this fantastic property before it is gone.

Council Tax band: A

Tenure: Freehold

- TWO BEDROOMS
- MID-TERRACED HOUSE
- IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN
- KITCHEN
- CLOSE TO TOWN & AMENITIES
- FAMILY BATHROOM
- LOUNGE / DINER
- CALL NOW TO ARRANGE A VIEWING!





### **Entrance Hallway**

2' 11" x 8' 4" (0.88m x 2.53m)

Double doors to storage cupboard, with tiled flooring, and door to lounge / diner.

### **Lounge / Diner**

12' 4" x 17' 5" (3.75m x 5.30m)

Door to kitchen, further patio door to the rear garden, with radiator, tiled flooring, and stairs to the first floor landing.

### **Kitchen**

Window to front, matching wall and base units with worktop over, wall mounted gas fired boiler, inset 1.5 bowl sink unit with mixer tap over, tiled splash backs, space for freestanding cooker with cooker hood over, washing machine, tumble dryer, and fridge / freezer, with vinyl flooring.

### **First Floor Landing**

5' 4" x 6' 2" (1.62m x 1.89m)

Doors to both bedrooms, family bathroom, and airing cupboard, with wood effect vinyl flooring.

### **Bedroom 1**

9' 0" x 14' 5" (2.74m x 4.40m)

Velux window to rear, built-in wardrobe, with radiator, and wood effect flooring.

### **Bedroom 2**

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

### **Family Bathroom**

Window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, partial wall tiling, with radiator, and wood effect vinyl flooring.



## FRONT GARDEN

Small front garden, with covered storm porch, and door to entrance hallway.

## REAR GARDEN

Enclosed rear garden, mainly laid to patio, with raised brick-built flower bed, space for a shed, and rear access gate to the allocated parking area.

## Parking

The property benefits from allocated parking to the rear. Further public car parks are also available nearby on a first come, first served basis.

## 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. The property currently has a tenant in situ, due to vacate in March 2026, 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.

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