



Lawsons
ESTATE AGENTS

60 Tennyson Way, Thetford
In Excess of **£170,000**

60 Tennyson Way

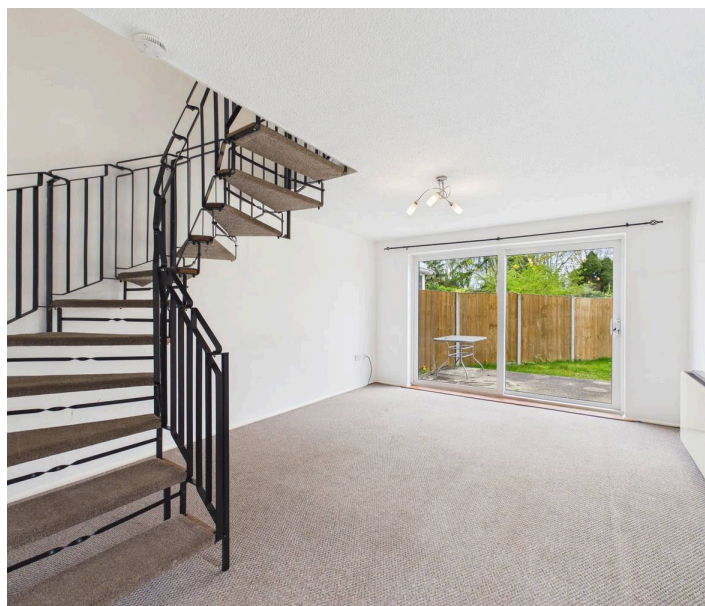
Thetford, IP24 1LD

We are delighted to present this two-bedroom end-terraced house, perfectly situated in a popular residential area close to reputable schools and local amenities, making it an ideal opportunity for first-time buyers. The property boasts a spacious living area with plenty of natural light, offering excellent potential to improve and add your own personal touch. The kitchen features ample storage and workspace, making it a practical hub for daily life, while the bathroom is well-appointed for comfort and convenience. Both bedrooms are generously sized, providing flexible accommodation for couples, small families, or those seeking a home office. The property benefits from a private driveway, ensuring off-road parking for residents. With its fantastic location and scope for enhancement, this home represents an exciting prospect for buyers looking to settle in a sought-after neighbourhood. Early viewing is highly recommended, so call now to secure your appointment and avoid missing out on this wonderful opportunity.

Council Tax band: A

Tenure: Freehold

- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- END-TERRACED
- POPULAR LOCATION
- DRIVEWAY
- CLOSE TO SCHOOLS





Entrance Hallway

7' 0" x 5' 1" (2.13m x 1.56m)

Window to front, opening to kitchen, doors to lounge and storage cupboard, with electric radiator, and carpet flooring.

Kitchen

7' 2" x 7' 0" (2.19m x 2.14m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer and washing machine, with wood effect tile flooring.

Lounge / Diner

15' 6" x 12' 4" (4.73m x 3.75m)

Window to side, with electric radiator, carpet flooring, patio door to rear garden, and stairs to first floor landing.

First Floor Landing

7' 3" x 3' 1" (2.21m x 0.94m)

Doors to both bedrooms and family bathroom, with carpet flooring.

Bedroom 1

8' 2" x 12' 4" (2.48m x 3.76m)

Window to rear, with radiator, and carpet flooring.

Bedroom 2

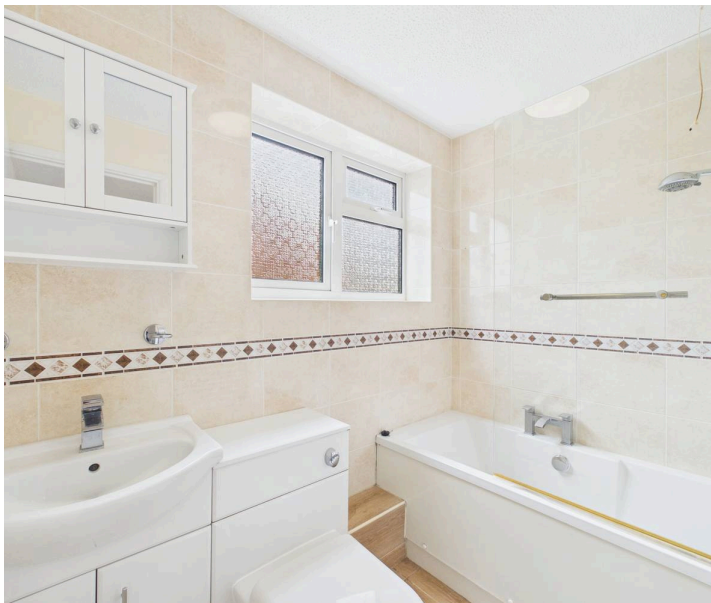
7' 6" x 12' 5" (2.28m x 3.79m)

Window to rear, two built-in storage cupboards of which one houses the hot water cylinder, with carpet flooring.

Family Bathroom

7' 2" x 4' 8" (2.19m x 1.41m)

Frosted window to side, bath with mixer tap and separate electric shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, heated towel rail, and wood effect tile flooring.



FRONT GARDEN

Mainly laid to lawn, with pathway leading to the front door, and side access gate to the rear garden.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, concrete hardstand area to the immediate rear of the property, with a garden shed, and side access gate to the front.

Parking

The property benefits from a driveway to the front, providing off-road parking. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,676.46 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.

Lawsons Estate Agents

34 King Street, Thetford, IP24 2AP

01842 755422 – sales@lawsonsestateagents.co.uk

www.lawsonsestateagents.co.uk

