



Lawsons
ESTATE AGENTS

8 Chester Way, Thetford

Guide Price £160,000 – £170,000

8 Chester Way

Thetford

Three bedroom mid-terraced house, ideally situated with easy access to the A11 and A134, perfect for commuters and families alike. The property boasts a spacious lounge, a family bathroom, and the added convenience of a ground floor W/C. The kitchen is fitted with contemporary appliances, while gas heating and solar panels provide energy efficiency throughout the home. With three bedrooms, this property offers comfortable living space for a growing family or those seeking extra room to work from home. Call now to arrange your viewing and secure this wonderful property before it is gone.

Council Tax band: A

Tenure: Freehold

- THREE BEDROOMS
- MID-TERRACED HOUSE
- GARAGE & DRIVEWAY
- FAMILY BATHROOM & GROUND FLOOR W/C
- ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE
- GAS HEATING
- EASY ACCESS TO THE A11 & A134
- SOLAR PANELS
- CALL NOW TO ARRANGE A VIEWING!

Entrance Hallway

17' 0" x 3' 4" (5.19m x 1.02m)

Stairs to the first floor landing with under stairs recess, radiator, tiled flooring, doors to;





Kitchen

16' 7" x 8' 6" (5.05m x 2.60m)

Fitted with a range of base and wall mounted units, rolled edge worksurface with single drainer sink unit and mixer tap, built-in oven and hob, space and plumbing for dishwasher and washing machine, space for upright fridge / freezer, with tiled flooring, and double glazed window to front.

w/c

6' 2" x 3' 1" (1.87m x 0.94m)

Double glazed window to front, white suite comprising; low-level WC, wash hand basin with cupboard under, tiled walls and tiled flooring.

Lounge

13' 3" x 15' 0" (4.03m x 4.56m)

Double glazed windows to rear, with French doors to the conservatory, double radiator, and tiled flooring.

Conservatory

8' 11" x 14' 6" (2.71m x 4.43m)

Double glazed windows to three aspects, with French doors to garden, and tiled flooring.

First Floor Landing

3' 2" x 6' 1" (0.97m x 1.86m)

Built-in storage cupboard with double doors, access to loft via hatch, carpet flooring, doors to;

Bedroom 1

13' 7" x 8' 6" (4.14m x 2.59m)

Double glazed window to rear, with radiator, and carpet flooring.

Bedroom 2

13' 0" x 8' 7" (3.95m x 2.61m)

Double glazed window to front, built-in wardrobe with sliding doors, with radiator, and carpet flooring.

Bedroom 3

10' 10" x 6' 4" (3.30m x 1.92m)

Double glazed window to rear, with radiator, and carpet flooring.



Bathroom

10' 5" x 5' 7" (3.18m x 1.69m)
Double glazed window to front, four piece suite comprising low level WC, pedestal wash hand basin, panel enclosed corner bath and separate shower cubicle with glazed door and Mira shower unit, heated towel radiator, tiled walls and tiled flooring.

Front Garden

Path to the front door with flower shrub beds.

Rear Garden

Multiple patio areas, with decorative shingle, and fencing to both sides and rear.

Garage

The property benefits from a single garage, with up and over door to front.

Parking

The property benefits from a driveway to the front of the single garage, providing off-street parking.

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. The property benefits from solar panels which are owned outright and will be included as part of the sale. For further information regarding the solar panel system, please contact the office. Please be advised that this property may be affected by the ongoing Abbey Estate redevelopment proposals and could potentially be subject to a Compulsory Purchase Order (CPO) as part of any future redevelopment plans. Any decision to proceed should be based upon the results of your own investigations and the advice provided by your legal representative.



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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