



Lawsons
ESTATE AGENTS

19 Kimms Belt, Thetford

In Excess of £190,000

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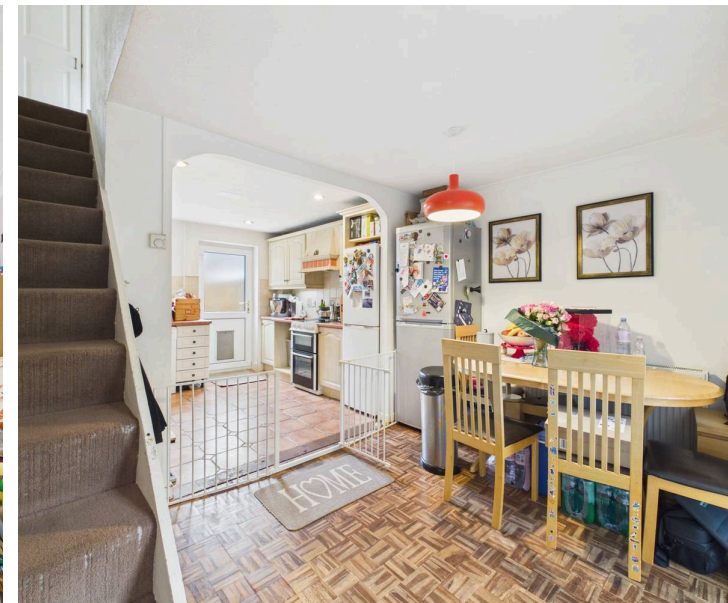
Thetford, IP24 3JT

Three bedroom terraced house, ideally positioned with easy access to the A11 and within close proximity to local amenities. The property boasts a spacious lounge perfect for relaxing or entertaining, complemented by a separate dining room that offers ample space for family meals. The family bathroom is well-appointed, and gas heating throughout ensures comfort all year round. Each of the three bedrooms is generously sized, providing flexible accommodation for families, professionals, or those seeking extra space for a home office. Call now to arrange a viewing and secure your next home.

Council Tax band: A

Tenure: Freehold

- EASY ACCESS TO THE A11
- SPACIOUS LOUNGE
- CLOSE TO LOCAL AMENITIES
- FAMILY BATHROOM
- GAS HEATING
- TERRACED HOUSE
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- DINING ROOM
- CALL NOW TO ARRANGE A VIEWING!





Dining Room

8' 6" x 11' 10" (2.60m x 3.60m)

Frosted windows to front, opening to kitchen, door to lounge, with radiator, wood effect flooring, and stairs to first floor landing.

Kitchen

9' 10" x 11' 11" (2.99m x 3.62m)

Window to rear, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker with cooker hood over, fridge / freezer, washing machine, and dishwasher, with tiled flooring, spotlighting, and door to rear garden.

Lounge

18' 8" x 10' 11" (5.69m x 3.32m)

Windows to front and rear, feature electric fireplace with surround, with radiator, wood effect flooring, and door to rear garden.

First Floor Landing

3' 6" x 8' 2" (1.07m x 2.50m)

Doors to all bedrooms, family bathroom, and storage cupboard, with radiator, wood effect flooring, and access to loft via ceiling hatch.

Bedroom 1

11' 4" x 11' 1" (3.45m x 3.37m)

Window to front, built-in storage cupboard, with radiator, and wood effect flooring.

Bedroom 2

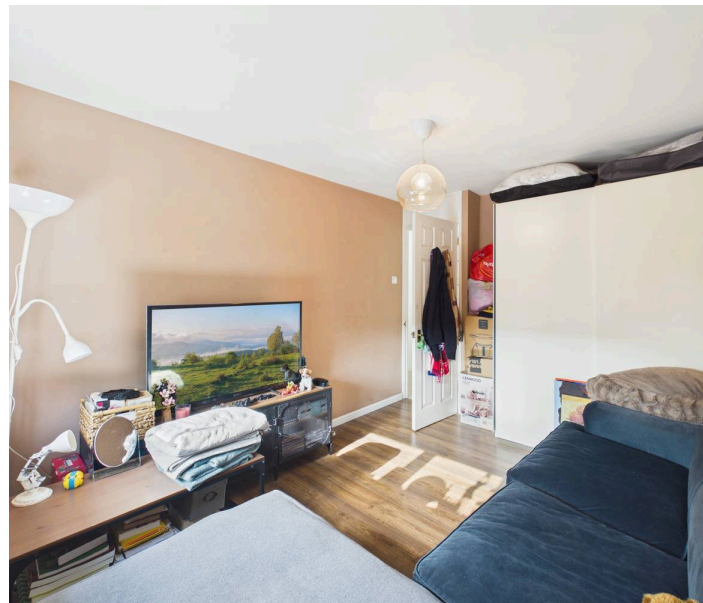
12' 3" x 9' 1" (3.74m x 2.78m)

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

Bedroom 3

7' 5" x 10' 10" (2.25m x 3.30m)

Window to rear, built-in storage cupboard housing the gas fired boiler, with radiator, and wood effect flooring.



Family Bathroom

6' 4" x 8' 11" (1.92m x 2.71m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with full wall tiling, radiator, and tile effect flooring.

Front Garden

Mainly laid to decorative paving with multiple flowerbeds, mature shrubs, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with partially covered patio area to the immediate rear of the property, large tree, and pathway leading to a hardstand area with space for a garden shed.

Parking

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.

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