



Lawsons
ESTATE AGENTS

8 Manse Court, Thetford
£200,000

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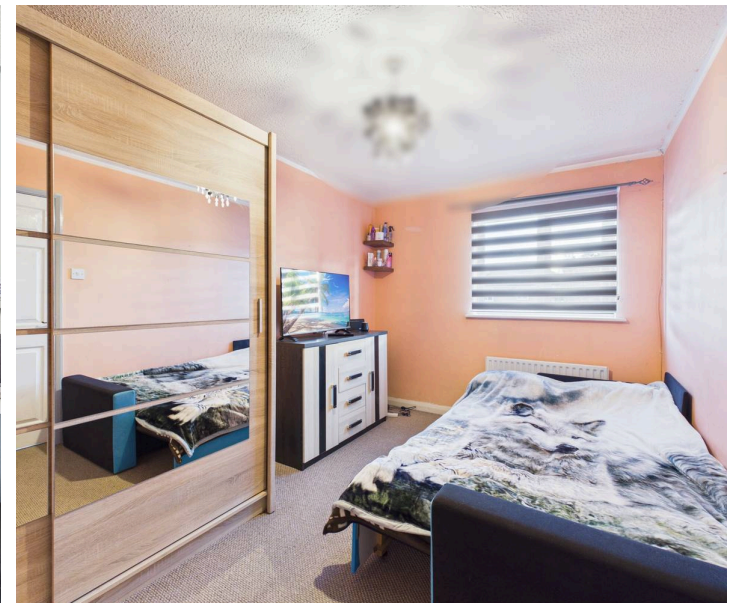
Thetford, IP24 2LE

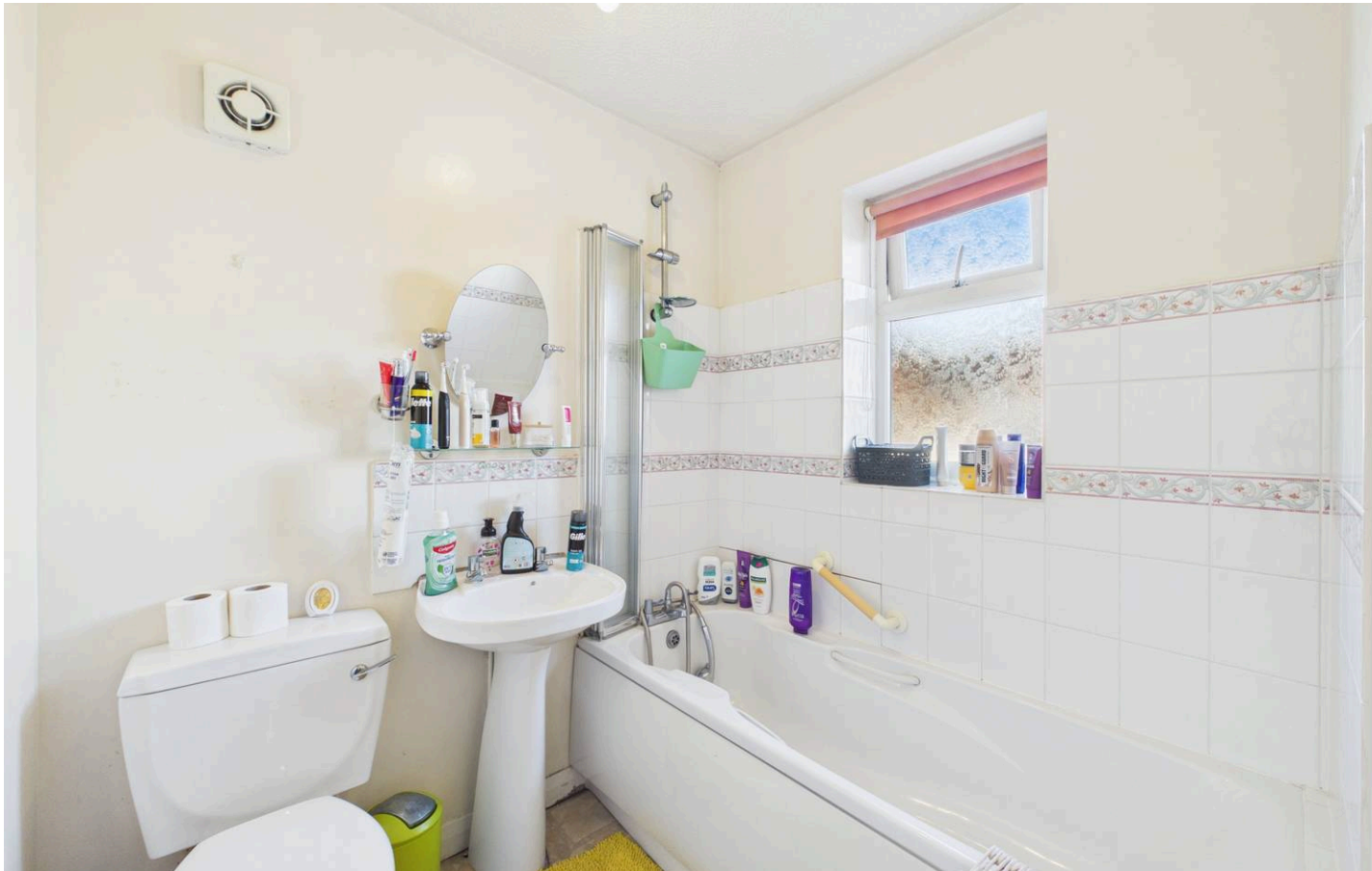
Three-bedroom end of terrace house, ideally situated close to the town centre and within easy reach of both the A11 and A134. This inviting home features a bright and airy kitchen / diner, perfect for family meals, as well as a comfortable living area with ample natural light. The property benefits from gas heating throughout and includes a family bathroom, ensuring convenience and comfort for all residents. With the bus and train stations just a short walk away, commuting and travel are exceptionally straightforward. Outside, the property boasts an enclosed rear garden, providing a private and secure space for relaxation, play or outdoor dining. Additional benefits include allocated parking and a garage en-bloc, offering plenty of room for vehicles and storage. This home is perfect for families or professionals. Call now to arrange a viewing and take the next step towards making this house your new home.

Council Tax band: B

Tenure: Freehold

- CLOSE TO TOWN CENTRE
- EASY ACCESS TO THE A11 & A134
- GARAGE EN-BLOC
- ENCLOSED REAR GARDEN
- KITCHEN / DINER
- WITHIN WALKING DISTANCE OF THE BUS & TRAIN STATION
- GAS HEATING
- FAMILY BATHROOM
- ALLOCATED PARKING
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

6' 9" x 2' 9" (2.07m x 0.84m)

Door to lounge, with radiator, carpet flooring, and stairs to first floor landing.

Lounge

15' 5" x 12' 3" (4.70m x 3.74m)

Window to front, with radiator, carpet flooring, and doors to kitchen / diner and downstairs storage cupboard.

Kitchen / Diner

8' 11" x 15' 4" (2.71m x 4.67m)

Window to rear, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, integrated electric oven and gas hob with cooker hood over, space for American style fridge / freezer, washing machine, tumble dryer, and dishwasher, with radiator, wood effect flooring, and French doors to the rear garden.

First Floor Landing

11' 7" x 6' 2" (3.52m x 1.88m)

Window to side, doors to all bedrooms, family bathroom, and airing cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

13' 0" x 8' 9" (3.97m x 2.67m)

Window to rear, with radiator, and carpet flooring.

Bedroom 2

11' 2" x 7' 10" (3.41m x 2.38m)

Window to front, with radiator, and carpet flooring.

Bedroom 3

6' 10" x 7' 2" (2.09m x 2.18m)

Window to side, with radiator, and carpet flooring.

Family Bathroom

5' 7" x 6' 2" (1.70m x 1.88m)

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



Front Garden

Mature shrubs to front, with decorative shingle area, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, with patio area to the immediate rear of the property, multiple trees, and pathway leading to the rear access gate.

Garage

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

Parking

The property also benefits from allocated parking to the front of the garage, providing off-street 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 B for the local council tax and costs approximately £1,955.87 per annum for 2026/27. The property is currently let with a tenant in situ. 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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