



Lawsons
ESTATE AGENTS

11 Vicarage Road, Thetford
In Excess of **£200,000**

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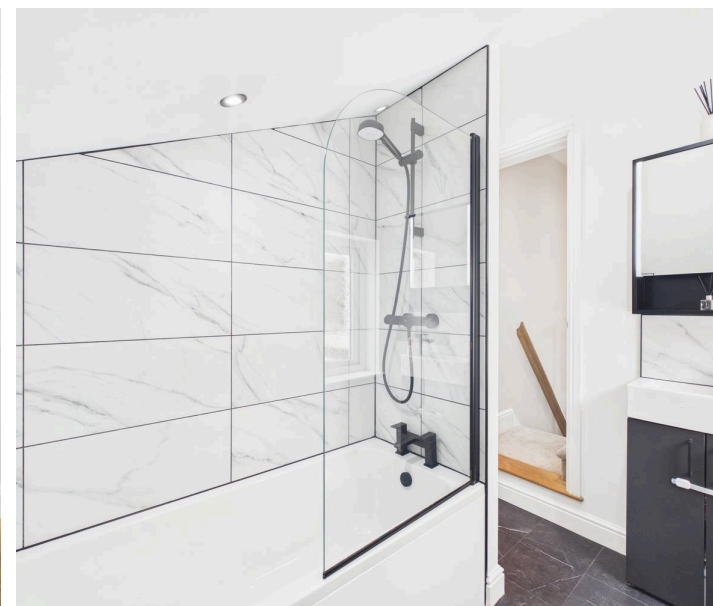
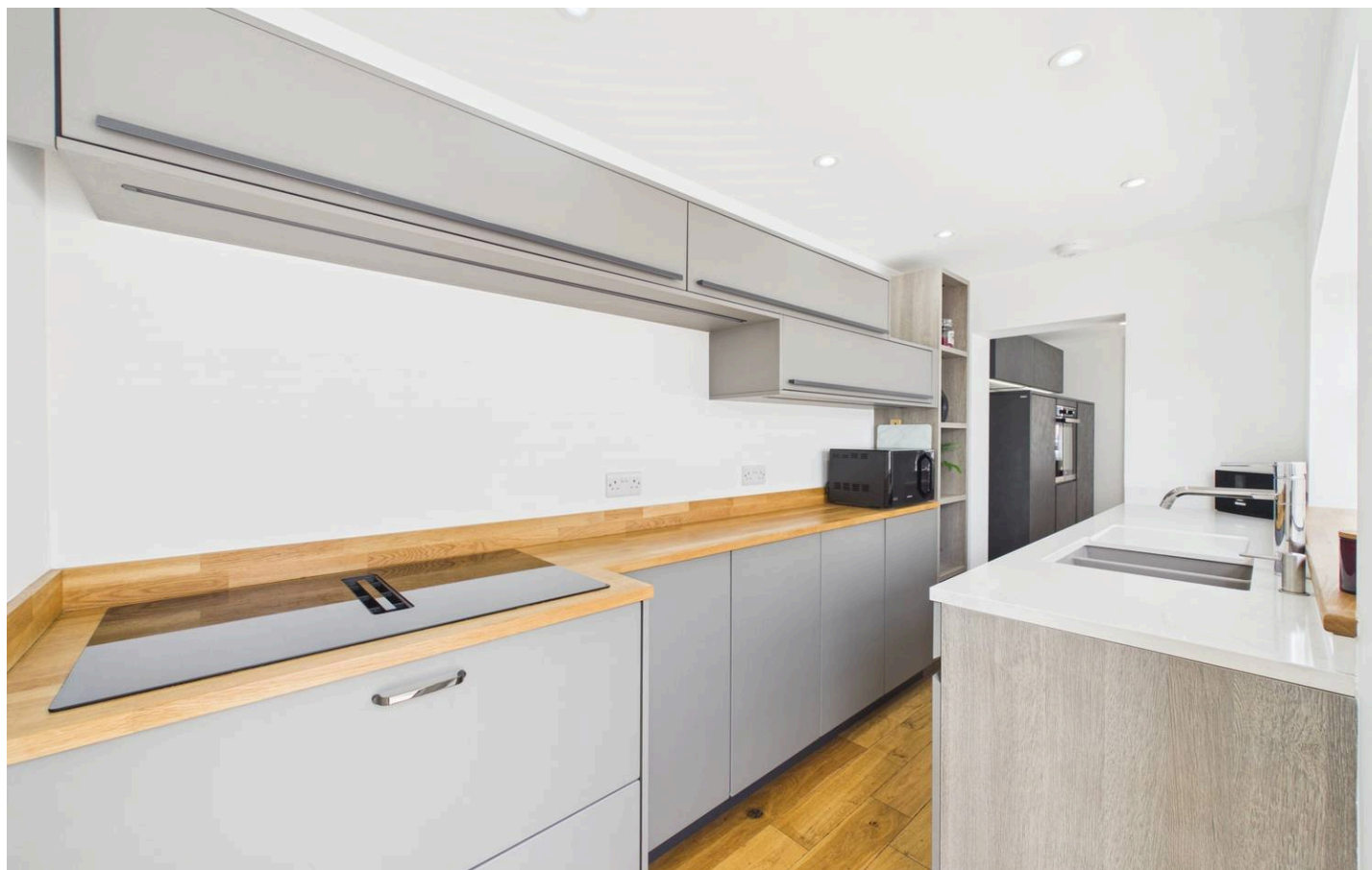
Thetford, IP24 2LW

We are delighted to present this beautifully appointed two-bedroom terraced house, perfectly situated for those seeking both convenience and comfort. The property boasts a spacious lounge and dining area, ideal for relaxing or entertaining guests, and a modern kitchen complete with integrated appliances, making meal preparation a pleasure. The family bathroom features contemporary fittings and a sleek design, while both bedrooms offer generous proportions and plenty of natural light. With easy access to the A11 and A134, as well as being within walking distance to both bus and train stations, this home is superbly positioned for commuters and families alike. Local amenities are just a short stroll away, ensuring everything you need is always close at hand. Call now to arrange a viewing!

Council Tax band: A

Tenure: Freehold

- TWO BEDROOMS
- FAMILY BATHROOM
- MODERN KITCHEN
- SPACIOUS LOUNGE / DINER
- NEARBY TO BUS & TRAIN STATION
- INTEGRATED APPLIANCES
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO THE A11 & A134
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

15' 8" x 2' 10" (4.78m x 0.86m)

Door to lounge / diner, with radiator, wood effect flooring, spotlighting, and stairs to first floor landing.

Lounge / Diner

23' 4" x 10' 6" (7.12m x 3.20m)

Window to front, feature fire surround, with two radiators, wood effect flooring, spotlighting, and doors to understairs storage cupboard and kitchen.

Kitchen

12' 3" x 5' 4" (3.74m x 1.63m)

Three windows to side, wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with built-in extractor fan, fridge, freezer, and wine cooler, with space for washing machineradiator, wood effect flooring, spotlighting, and door to rear garden.

First Floor Landing

12' 0" x 4' 8" (3.66m x 1.42m)

Doors to both bedrooms and family bathroom, with carpet flooring, spotlighting, and access to loft via ceiling hatch.

Bedroom 1

10' 10" x 11' 7" (3.31m x 3.53m)

Window to front, built-in wardrobes / storage, wall mounted and cupboard enclosed gas fired boiler, with radiator, carpet flooring, and spotlighting.

Bedroom 2

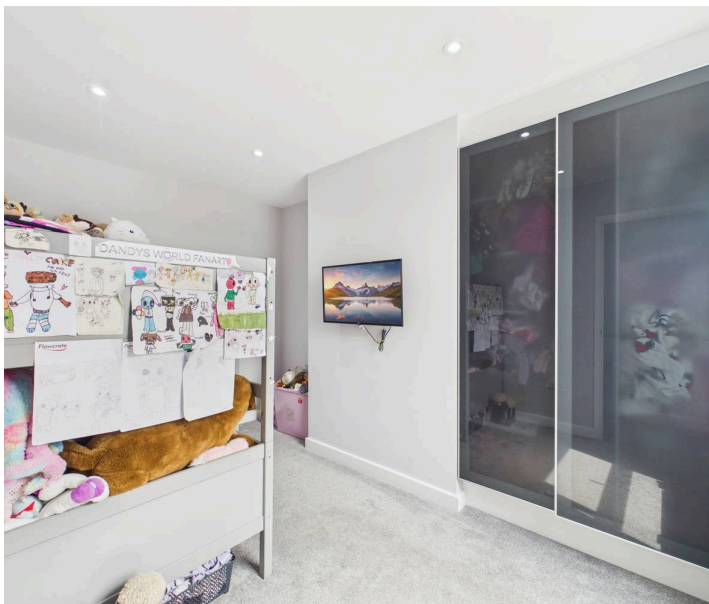
12' 0" x 8' 1" (3.65m x 2.46m)

Window to rear, built-in wardrobe / storage, with radiator, and carpet flooring.

Bathroom

7' 10" x 5' 10" (2.38m x 1.77m)

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



FRONT GARDEN

Low level brick wall to front and side, with decorative shingle area, and pathway leading to the front door.

REAR GARDEN

Mainly laid to concrete hardstand, with multiple sheds, and double gates to the rear.

Parking

The property benefits from on-street parking to the front, available 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

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