



**Lawson's**  
ESTATE AGENTS

7 Vicarage Road, Thetford  
£240,000



# 7 Vicarage Road

Thetford, IP24 2LW

This charming 3 bedroom mid-terraced house is located in the heart of the town centre! Boasting three spacious bedrooms, a dining room perfect for family gatherings, and a pantry for all your storage needs. With easy access to the A11 & A134, this home is not only conveniently situated but also offers a garage for convenient parking. Don't miss out on the opportunity to make this house your home - call now to view!

Council Tax band: B

Tenure: Freehold

## Hallway

4' 11" x 14' 4" (1.49m x 4.37m)

Doors to lounge, dining room, pantry, and kitchen, with wood effect flooring, radiator, and further door to under stairs storage cupboard.

## Lounge

11' 8" x 11' 11" (3.56m x 3.63m)

Bay window to front, feature fireplace with surround, with radiator, and carpet flooring.

## Dining Room

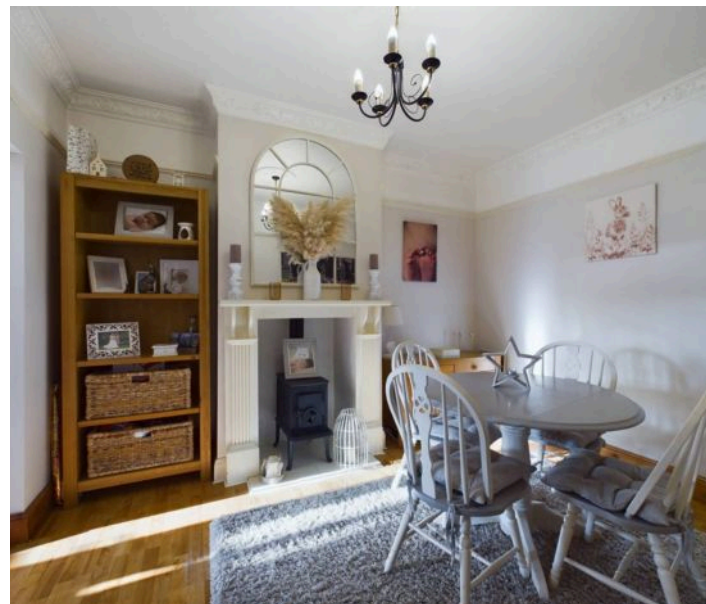
9' 9" x 12' 1" (2.97m x 3.68m)

Feature fireplace with surround, with radiator, wood effect flooring, and opening to lobby.

## Lobby

5' 5" x 9' 4" (1.66m x 2.85m)

Windows to pantry and kitchen, with carpet flooring, and door to rear garden.







### **Pantry**

5' 2" x 3' 5" (1.57m x 1.05m)

Window to lobby, with shelving, and wood effect flooring.

### **Kitchen**

7' 2" x 7' 10" (2.18m x 2.38m)

Window to lobby, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob, with tiled flooring, and openings to storage cupboard and utility room.

### **Utility Room**

9' 5" x 3' 11" (2.86m x 1.20m)

Window to side, wall mounted gas combination boiler, space for fridge / freezer and washer / dryer, with tiled flooring.

### **Bathroom**

9' 4" x 6' 4" (2.84m x 1.92m)

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

### **First Floor Landing**

5' 1" x 11' 11" (1.56m x 3.62m)

Doors to all bedrooms, with carpet flooring, and access to loft via ceiling hatch.



### **Bedroom 1**

15' 1" x 12' 1" (4.61m x 3.69m)

Two windows to front, feature fireplace with surround, with radiator, and carpet flooring.

### **Bedroom 2**

9' 8" x 11' 10" (2.95m x 3.61m)

Window to rear, feature fireplace with surround, with radiator, and carpet flooring.

### **Bedroom 3**

8' 4" x 11' 9" (2.54m x 3.57m)

Window to rear, with radiator, carpet flooring, and door to En-suite W/C.



### En Suite W/C

Low level W/C, wash basin with mixer tap over, and vinyl flooring.

### Garage

14' 5" x 15' 11" (4.39m x 4.86m)

Barn style doors to front, with mains power and lighting connected, and single door to rear garden.

### Front Garden

Mainly laid to decorative shingle, with low level wall to all sides, and pathway leading to the front door.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, and rear access through the garage located at the far end of the garden.

### Parking

The property benefits from a garage located to the rear, with further on-road parking available on a first come, first served basis.

### Agents Note

This property falls under a band B for the local council tax and costs approximately £1,771.82 per annum for 2024/25.

### 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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