Lawsons
ESTATE AGENTS

194 Elm Road, Thetford

£180,000

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Thetford, IP24 3HF

Two bedroom terraced house, perfectly positioned for those seeking easy access to the A11 and A134, as well as being conveniently close to nearby shops. This ideal first time buy boasts a spacious lounge and dining area, complemented by a bright conservatory that adds a versatile space for relaxation or entertaining. Gas heating ensures comfort throughout the year, and a dedicated storage room provides practical solutions for everyday living. Call now to arrange a viewing and secure your chance to make this charming house your new home.

Council Tax band: A

Tenure: Freehold

- IDEAL FIRST TIME BUY
- EASY ACCESS TO THE A11 & A134
- CLOSE TO NEARBY SHOPS
- CONSERVATORY
- GAS HEATING
- LOUNGE / DINER
- ENCLOSED REAR GARDEN
- FAMILY BATHROOM
- STORAGE ROOM
- CALL NOW TO ARRANGE A VIEWING!

Hallway
5' 7" x 16' 0" (1.69m x 4.88m)
Doors to kitchen, lounge / diner, and storage room, with radiator, carpet flooring, and stairs to first floor landing.

Kitchen
13' 0" x 8' 10" (3.95m x 2.70m)
Window to front, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired combination boiler, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer, and washing machine, with door to storage cupboard, radiator, and wood effect vinyl flooring.

Lounge / Diner
15' 11" x 12' 3" (4.85m x 3.74m)
Window and door to conservatory, with radiator, and carpet flooring.

Conservatory
12' 10" x 8' 8" (3.92m x 2.65m)
Windows to all aspects, low level wall surround, with tile effect vinyl flooring, and French doors to the rear garden.

First Floor Landing
3' 2" x 5' 9" (0.96m x 1.74m)
Doors to both bedrooms, family bathroom, and storage cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
16' 0" x 9' 3" (4.88m x 2.81m)
Window to rear, built-in wardrobe / storage cupboard, with radiator, and carpet flooring.

Bedroom 2
10' 3" x 9' 1" (3.12m x 2.76m)
Window to front, built-in wardrobe / storage cupboard, with radiator, and carpet flooring.

Bathroom
5' 5" x 6' 2" (1.65m x 1.87m)
Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with full wall tiling, radiator, and vinyl flooring.

Front Garden

Mainly laid to lawn, with mature shrubs, 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.

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. The property is currently tenanted, with the tenant expected to vacate in December 2026. 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.

Lawsons Estate Agents
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk