



*Lawsons*  
ESTATE AGENTS

192 Elm Road, Thetford  
£175,000



# 192 Elm Road

Thetford, Thetford

We are delighted to present this recently modernised two/three bedroom mid-terrace house, perfectly positioned on the south side of town with easy access to both the A11 & A134 to Bury St Edmunds. Recently refurbished throughout, this inviting home boasts a bright and contemporary kitchen/dining room, offering ample space for both every-day living and entertaining.

The property features two generously sized double bedrooms on the first floor, each finished to a high standard, alongside a versatile ground floor study that can easily serve as a third bedroom to suit your lifestyle needs. With double glazed windows and efficient gas heating, comfort and energy efficiency are assured year-round. The stylish bathroom is designed with modern fixtures and fittings, adding a touch of luxury to daily routines. This exceptional property is offered with an impressive EPC rating of C, ensuring lower running costs and sustainability.

Opportunities like this are rare in such a popular location, so early viewing is highly recommended to secure your chance to make this house your home. Contact us today to arrange your personal viewing appointment.

Council Tax band: A

Tenure: Freehold





### **Entrance Hall**

16' 0" x 2' 11" (4.87m x 0.89m)

Double glazed entrance door to hallway, stairs to the first floor landing, radiator and carpet flooring, doors to:

### **Lounge**

16' 1" x 12' 2" (4.89m x 3.72m)

Double glazed window to the rear with part glazed door leading out to the decking, under stairs recess, radiator, carpet flooring.

### **Kitchen**

12' 10" x 8' 9" (3.91m x 2.67m)

Fitted with a range of base and wall mounted units, roll edge work surface with inset stainless steel single drainer sink unit with mixer taps, built in stainless steel oven, ceramic hob and stainless steel extractor hood, tiled splash backs, space for automatic washing machine, space for upright fridge freezer, built in storage cupboard, radiator, vinyl flooring, double glazed window to front.

### **Study/Bedroom 3**

7' 7" x 5' 10" (2.31m x 1.79m)

High level double glazed window to the side, radiator, carpet flooring.

### **Landing**

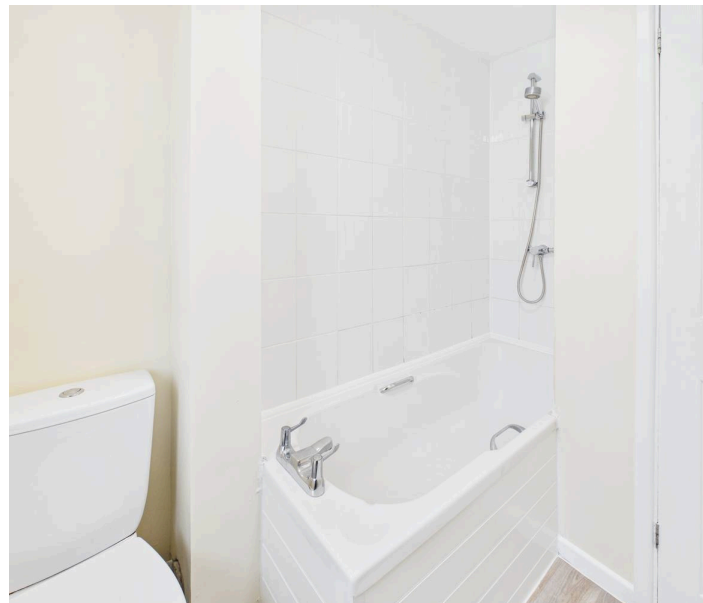
5' 9" x 3' 3" (1.76m x 0.98m)

Access to loft via hatch, doors to both bedrooms and the bathroom.

### **Bedroom 1**

16' 0" x 9' 2" (4.87m x 2.79m)

Spacious Bedroom with double glazed window to the rear, built in cupboard housing the boiler supplying domestic hot water and central heating via a wireless thermostat, radiator and carpet flooring.





Bedroom 2

10' 3" x 9' 0" (3.12m x 2.75m)

Double glazed window to front, built in storage cupboard, radiator and carpet flooring.

Bathroom

6' 0" x 5' 7" (1.84m x 1.71m)

Fitted white suite comprising; low level wc, pedestal wash hand basin, panel enclosed bath with shower unit over, part tiled walls and splash backs, extractor fan, radiator, vinyl flooring, obscure double glazed window to front.

Front Garden

Hedging to the front with steps down to the front door, gravelled for low maintenance.

Rear Garden

Southerly facing rear garden with decking to the immediate rear of the property, the rest is mainly laid out lawn with fencing to both sides.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,592.77 per annum for 2025/26.

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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