

## 23 Queensway, Thetford - IP24 3DW

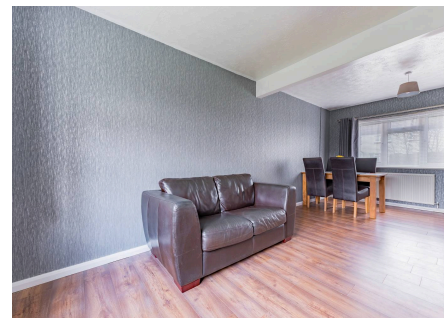
£150,000 - £160,000 Freehold

This newly refurbished 2-bedroom end-of-terrace house is set on a large corner plot with the potential for a drive and garage. Offering low running costs, it's an ideal choice for those seeking a comfortable, cost-effective home. Its proximity to Thetford Grammar School and local amenities makes it a perfect location for families.



## Location

This property is located in a well-regarded area of Thetford, offering a peaceful yet accessible setting. The neighbourhood is within easy reach of local amenities, including supermarkets, shops, and restaurants, making everyday tasks convenient. Excellent transport links, including bus services and nearby road connections, provide easy access to the town centre and surrounding areas. With local schools, parks, and green spaces close by, this area is ideal for both families and professionals.

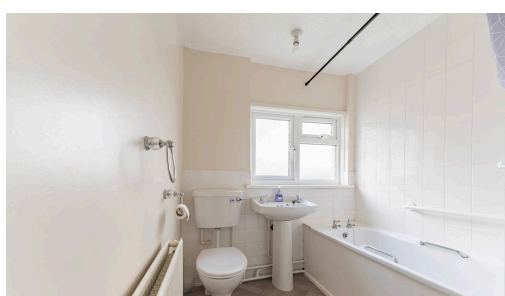


## Agents notes

We understand the property will be sold freehold, connected to mains services water, gas electricity and drainage.

Heating system- Gas central heating and Gas combi

Council Tax Band- A





## Queensway, Thetford

Entering through the entrance hall, you'll immediately feel a welcoming atmosphere that sets the tone for the rest of the home.

The lounge/diner is spacious and filled with natural light, offering a comfortable space for relaxing or entertaining guests. It's a flexible area that can be used in many ways.

In the kitchen, you'll find built-in cupboards and plenty of counter space. A door leads to the enclosed rear garden, connecting the indoor and outdoor spaces. The brand-new cooker and extractor are ready for use, and there is extra storage in both the hallway and kitchen for added convenience.

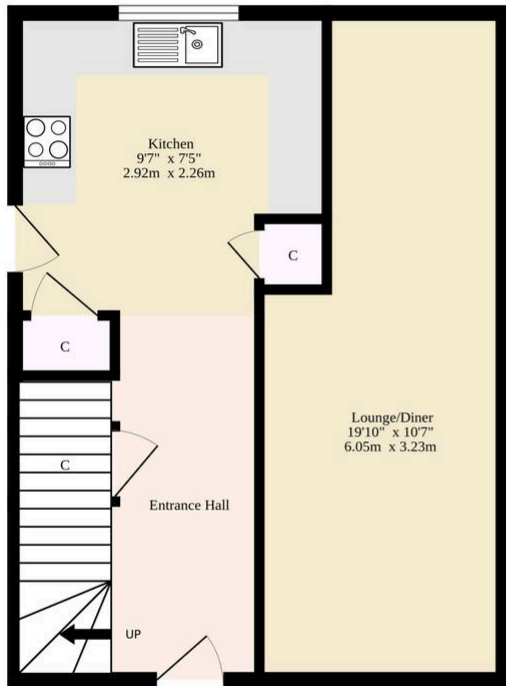
Upstairs, two spacious double bedrooms provide a peaceful place to rest. The family bathroom includes a bath, perfect for unwinding after a busy day. A combi boiler and a new shower add to the convenience of the home. Radiator heating throughout ensures warmth and comfort during the colder months, while double glazing keeps the house energy-efficient.

The property also boasts an enclosed rear garden, offering a private outdoor space for relaxation or activities. A brick shed provides additional storage, ideal for tools or other outdoor items.

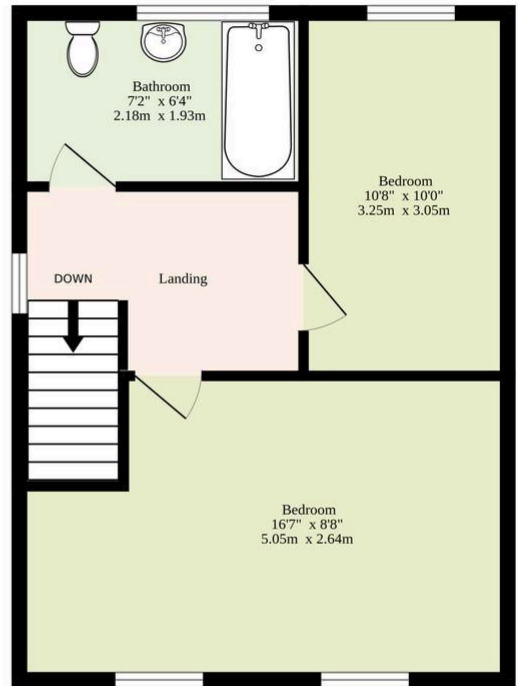
Additionally, the property has the potential for a driveway and garage, with a dropped curb already in place for added convenience.



**Ground Floor**  
306 sq.ft. (28.4 sq.m.) approx.



**1st Floor**  
327 sq.ft. (30.4 sq.m.) approx.



**TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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