

Balmforth

Estate Agents, Valuers & Letting Agents



3016, 17 Vicarage Road, Thetford, Norfolk, IP24
2LW

£1,385 per month

- Updated and extended house
- Kitchen/Breakfast Room
- Spacious lounge/diner
- Updated shower room
- Hive heating system
- Walking distance to train station and towns amenities
- On street parking
- Available Mid September

This updated and extended two bedroom terraced house is located in the town of Thetford and benefits from kitchen with a range of appliances, spacious lounge/diner, updated shower room, seperate study/dressing room, enclosed rear garden and on street parking.

Available: Mid September.

Heating: Gas central heating.

Deposit: £1,595.00.

Council Tax: Band - A - £1676.46 (2026/27) year.
(Active duty military members are exempt)

In more detail the accommodation comprises of:-

ENTRANCE HALL:

LOUNGE/DINER:

TV and tel points, fireplace, understairs storage cupboard.

KITCHEN/DINER:

Range of wall and base units, sink, range cooker, freestanding dishwasher, space for washing machine and fridge freezer, breakfast bar, door to back garden and velux window.

INNER HALL:

Space for tumble dryer.

SHOWER ROOM:

Suite comprising of low level WC, handbasin with unit below, walk in shower, heated towel rail and window to side.

STAIRS/LANDING:

STUDY/DRESSING ROOM:

Range of shelving and hanging rails, window to side.

BEDROOM TWO:

Tel point and storage cupboard.

BEDROOM ONE:

Built in shelving unit, window to front and tv point.

OUTSIDE:

Enclosed rear garden mainly gravelled with patio area, on street parking to front.

Viewings

By appointment through

Balmforth Estate Agents, Valuers & Lettings Agents

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GROUND FLOOR



1ST FLOOR



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.
Made with Metagix 12/2014

Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



||Tenancy Fees||

**** All Prices are inclusive of VAT ****

Holding Deposit

For rents of £450-£874pcm	=£100 holding deposit
For rents of £875-£1,299pcm	=£200 holding deposit
For rents of £1,300+pcm	=£300 holding deposit

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.

Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds

Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge

Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card

Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	86
England, Scotland & Wales	EU Directive 2002/91/EC	

||Why use Balmforth!||

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

For further details please see our websites –
www.balmforth.co.uk – for full up to date listings or
www.balmforth-usaf.com – for local area guides and information

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DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>