



Lawsons
ESTATE AGENTS

58 Anne Bartholomew Road, Thetford
£210,000

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Thetford, IP24 1TH

3-bedroom mid-terraced house featuring a delightful conservatory, this property boasts modern amenities and a convenient location with easy access to the A11. The interior highlights include a kitchen with integrated appliances, a spacious lounge / diner ideal for entertaining, and both a family bathroom and a downstairs W/C for added convenience. Don't miss out on the opportunity to make this house your home. Contact us now to arrange a viewing and secure this fantastic property before it's gone!

Council Tax band: B

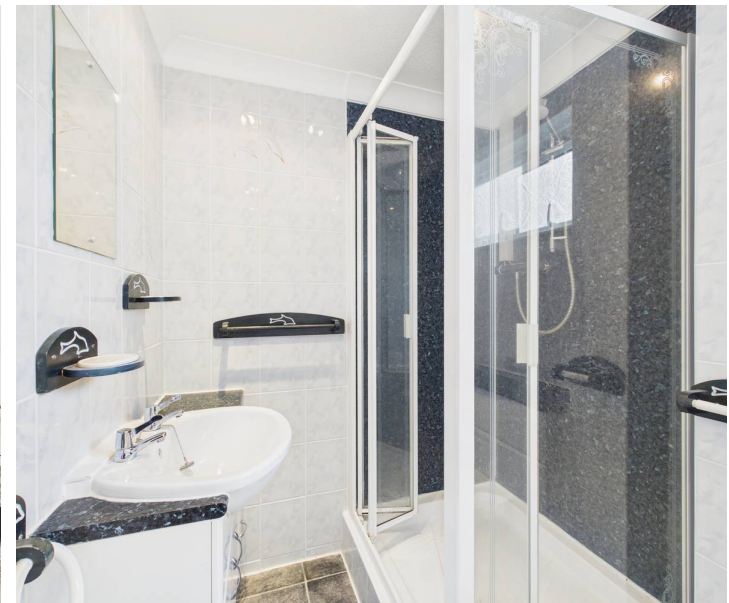
Tenure: Freehold

- THREE BEDROOMS
- MID-TERRACED HOUSE
- CONSERVATORY
- EASY ACCESS TO THE A11
- GAS HEATING
- ENCLOSED FRONT & REAR GARDENS
- FAMILY BATHROOM & DOWNSTAIRS W/C
- INTEGRATED APPLIANCES
- LOUNGE / DINER
- CALL NOW TO ARRANGE A VIEWING!

Porch

2' 6" x 7' 3" (0.76m x 2.20m)

Windows to all aspects, with carpet flooring, and door to hallway.





Hallway

5' 8" x 2' 7" (1.72m x 0.78m)

Doors to kitchen, lounge / diner, W/C, and downstairs storage cupboard, with radiator, carpet flooring, and stairs to first floor landing.

Kitchen

12' 6" x 9' 11" (3.81m x 3.03m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric oven, gas hob with cooker hood over, fridge / freezer, and microwave, with space for washing machine, wall mounted gas fired boiler, wood effect flooring, spotlighting, and door to rear garden.

Lounge / Diner

21' 5" x 10' 3" (6.52m x 3.13m)

Window to front, feature fire surround, with two radiators, carpet flooring, spotlighting, and patio door to conservatory.

Conservatory

10' 2" x 11' 4" (3.09m x 3.46m)

Low level wall surround, windows to all aspects, with radiator, and French doors to rear and side.

First Floor Landing

3' 1" x 8' 9" (0.94m x 2.66m)

Doors to all bedrooms, family bathroom, and airing cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

11' 6" x 11' 6" (3.51m x 3.51m)

Window to rear, built-in wardrobes and storage, with radiator, and carpet flooring.

Bedroom 2

12' 7" x 9' 9" (3.84m x 2.96m)

Window to rear, with radiator, and carpet flooring.

Bedroom 3

10' 0" x 6' 10" (3.06m x 2.09m)

Window to front, with built-in desk, radiator, and carpet flooring.



Bathroom

5' 7" x 9' 10" (1.69m x 3.00m)
Frosted window to front, bath with individuals taps over, separate shower cubicle with mixer tap shower over, low level W/C, wash basin with individual taps over and vanity storage beneath, with heated towel rail, full wall and floor tiling, and spotlighting.

Front Garden

Enclosed front garden, mainly laid to patio, with shingle beds, and mature shrub.

Rear Garden

Enclosed rear garden, mainly laid to patio, with shingle bed, further flower bed border, two storage sheds, sheltered seating area, and gate to rear.

Parking

Parking bays are available to the front of the property on a first come, first served basis. With further on-street parking available on a first come, first served basis.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,858.23 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.

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

