



**Lawsons**  
ESTATE AGENTS

61 Bury Road, Thetford  
£149,950



# 61 Bury Road

Thetford, IP24 3DD

Charming two-bedroom, Grade II listed building, that exudes character and timeless appeal. This chain-free property offers a wealth of original features, complemented by the convenience of gas heating and a stylish shower room. Benefiting from a kitchen, and a lounge / diner with a warm and inviting atmosphere. With easy access to the A11 and A134, this home is ideally positioned for commuters and those seeking a blend of historic charm and modern convenience. Call now to arrange a viewing and secure your chance to make this delightful house your new home.

Council Tax band: A

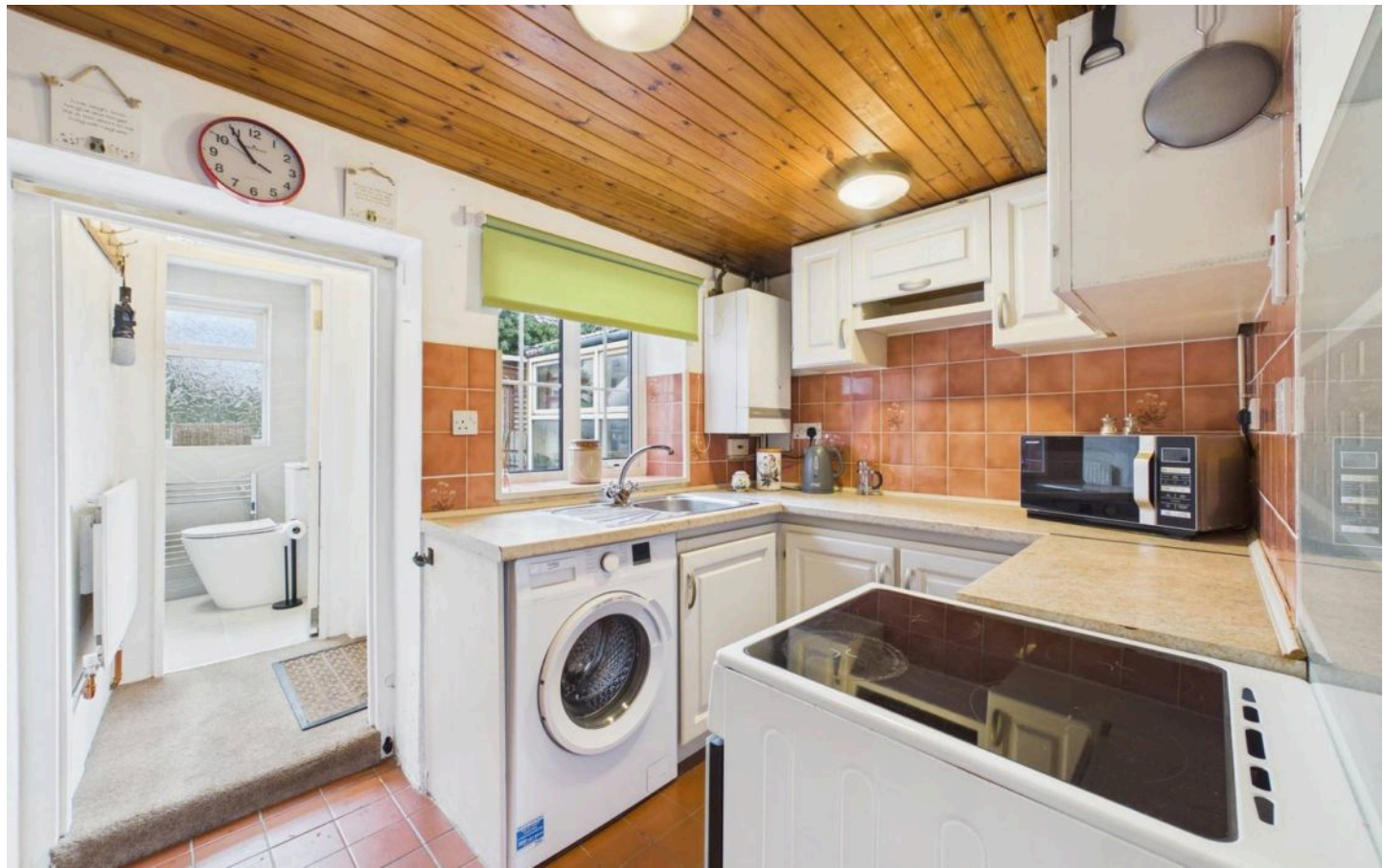
Tenure: Freehold

- TWO BEDROOMS
- MID-TERRACED HOUSE
- GRADE 2 LISTED BUILDING
- CHARACTER & CHARM
- ENCLOSED REAR GARDEN
- SHOWER ROOM
- GAS HEATING
- EASY ACCESS TO THE A11 & A134
- CHAIN FREE
- CALL NOW TO ARRANGE A VIEWING!

## Lounge / Diner

10' 10" x 11' 10" (3.30m x 3.61m)

Window to front, feature gas fireplace with surround, with radiator, carpet flooring, and opening to kitchen.







### **Kitchen**

6' 6" x 9' 3" (1.98m x 2.81m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker, fridge / freezer, and washing machine, with wall mounted gas fired boiler, opening to hallway, and stairs to first floor landing.

### **Hallway**

3' 3" x 2' 11" (1.00m x 0.90m)

Doors to shower room and rear garden, with radiator, and carpet flooring.

### **Shower Room**

4' 7" x 5' 5" (1.40m x 1.64m)

Frosted window to rear, walk-in shower cubicle with electric shower, low level W/C, wash basin with mixer tap over, with heated towel rail, and full wall and floor tiling.

### **First Floor Landing**

2' 1" x 2' 4" (0.63m x 0.72m)

Window to rear, with carpet flooring, and doors to both bedrooms.

### **Bedroom 1**

10' 0" x 11' 11" (3.04m x 3.62m)

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

### **Bedroom 2**

7' 11" x 6' 0" (2.42m x 1.84m)

Window to rear, built-in storage cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

### **Front Garden**

Enclosed front garden, mainly laid to decorative shingle, with low level wall to front, and pathway leading to the front door.





### Rear Garden

Enclosed rear garden, mainly laid to patio, with raised flower bed, and space for a small garden shed. \*

### Parking

The property benefits from on-street parking to the front on a first come, first served basis.

### 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.

\*Please be advised that it is believed that this property benefits from a right of way over the rear garden of the neighbouring property to the left. In addition, the properties to the right retain a right of way over this property's rear garden for access. The property is a Grade II listed home. Please consult your legal representatives upon purchase to clarify. If you require any further information, please contact the office. The property is currently going through probate, 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

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