

Lawsons
ESTATE AGENTS

25a Bury Road, Thetford

£115,000

25a Bury Road

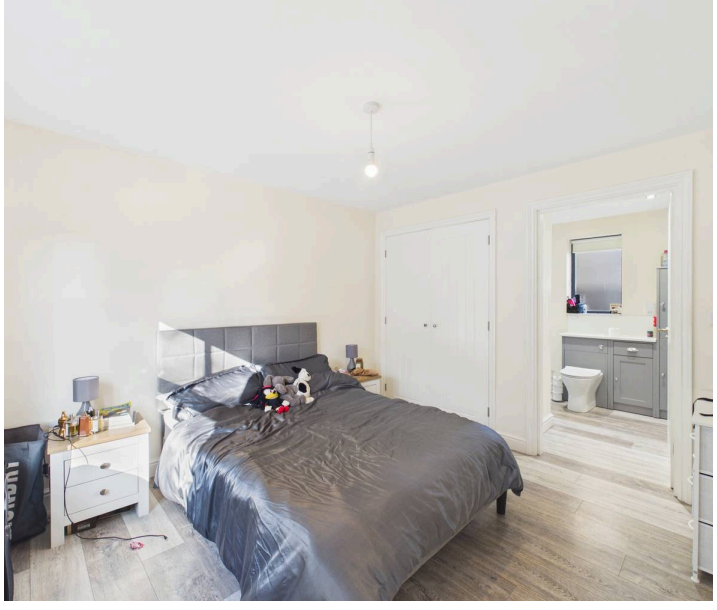
Thetford, IP24 3AP

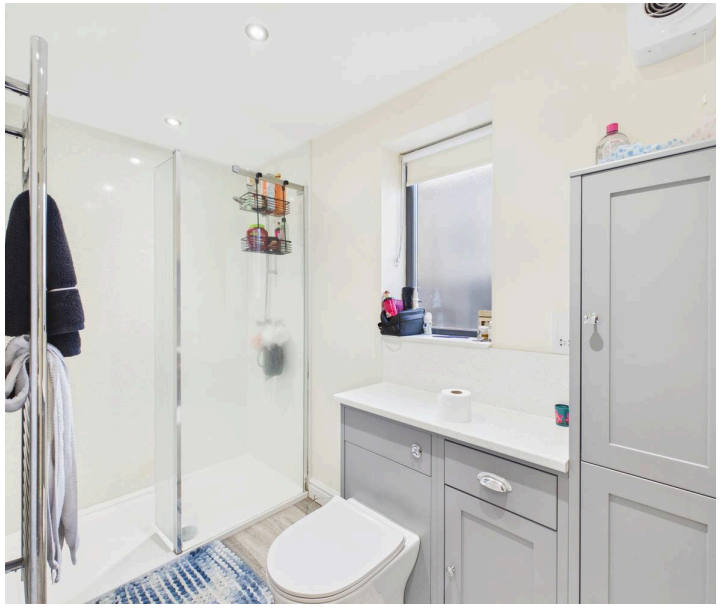
We are delighted to present this superb one-bedroom flat, perfectly positioned close to the town centre and local amenities, making it an ideal first-time buy or investment opportunity. The property has been thoughtfully designed to maximise comfort and style, featuring a contemporary kitchen / living area that creates an inviting space for relaxing or entertaining. The double bedroom boasts a built-in wardrobe for excellent storage, while the modern en-suite shower room offers convenience and a touch of luxury. Enjoy the benefits of underfloor heating, ensuring a cosy atmosphere year-round, and take confidence in the property's impressive EPC rating of B. With a share of freehold and council tax band A, this flat represents an appealing and economical choice. Early viewing is highly recommended to secure this fantastic home - call now to arrange your appointment.
Council Tax band: A

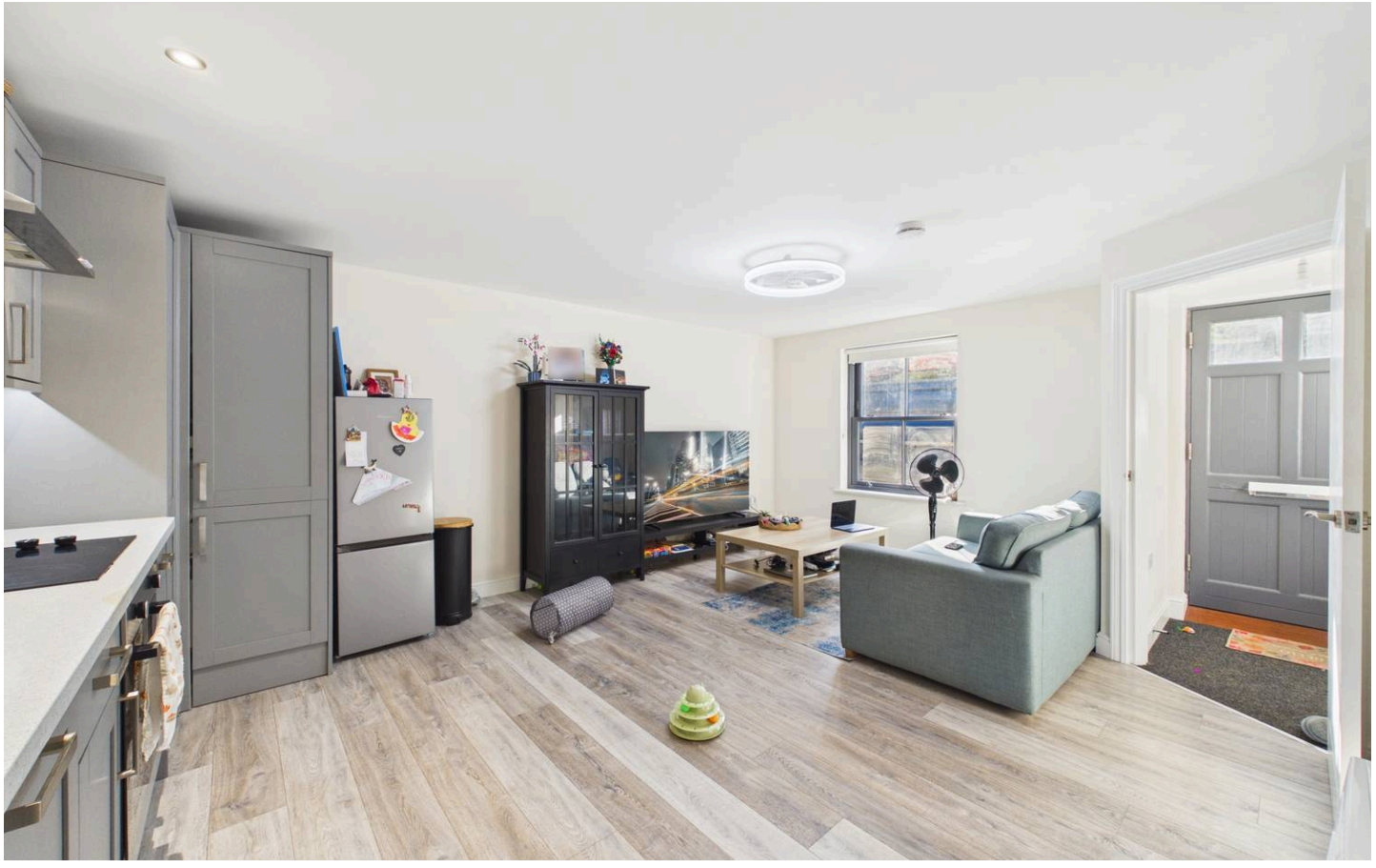
Tenure: Share of Freehold

- KITCHEN / LIVING AREA
- CLOSE TO TOWN & AMENITIES
- COUNCIL TAX - BAND A
- EN-SUITE SHOWER ROOM
- SHARE OF FREEHOLD
- EPC - B
- UNDERFLOOR HEATING
- DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- IDEAL FIRST-TIME BUY
- CALL NOW TO ARRANGE A VIEWING!













Entrance Hallway
3' 10" x 4' 8" (1.16m x 1.42m)
Doors to kitchen / living area and bedroom, with carpet flooring.

Kitchen / Living Area
14' 10" x 18' 0" (4.53m x 5.48m)
Windows to front and rear, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, and dishwasher, with space for freestanding fridge / freezer, and washing machine, with cupboard enclosed boiler and hot water cylinder, with wood effect flooring.

Bedroom
9' 11" x 10' 9" (3.03m x 3.28m)
Window to front, built-in wardrobe, with wood effect flooring, and door to en-suite shower room.

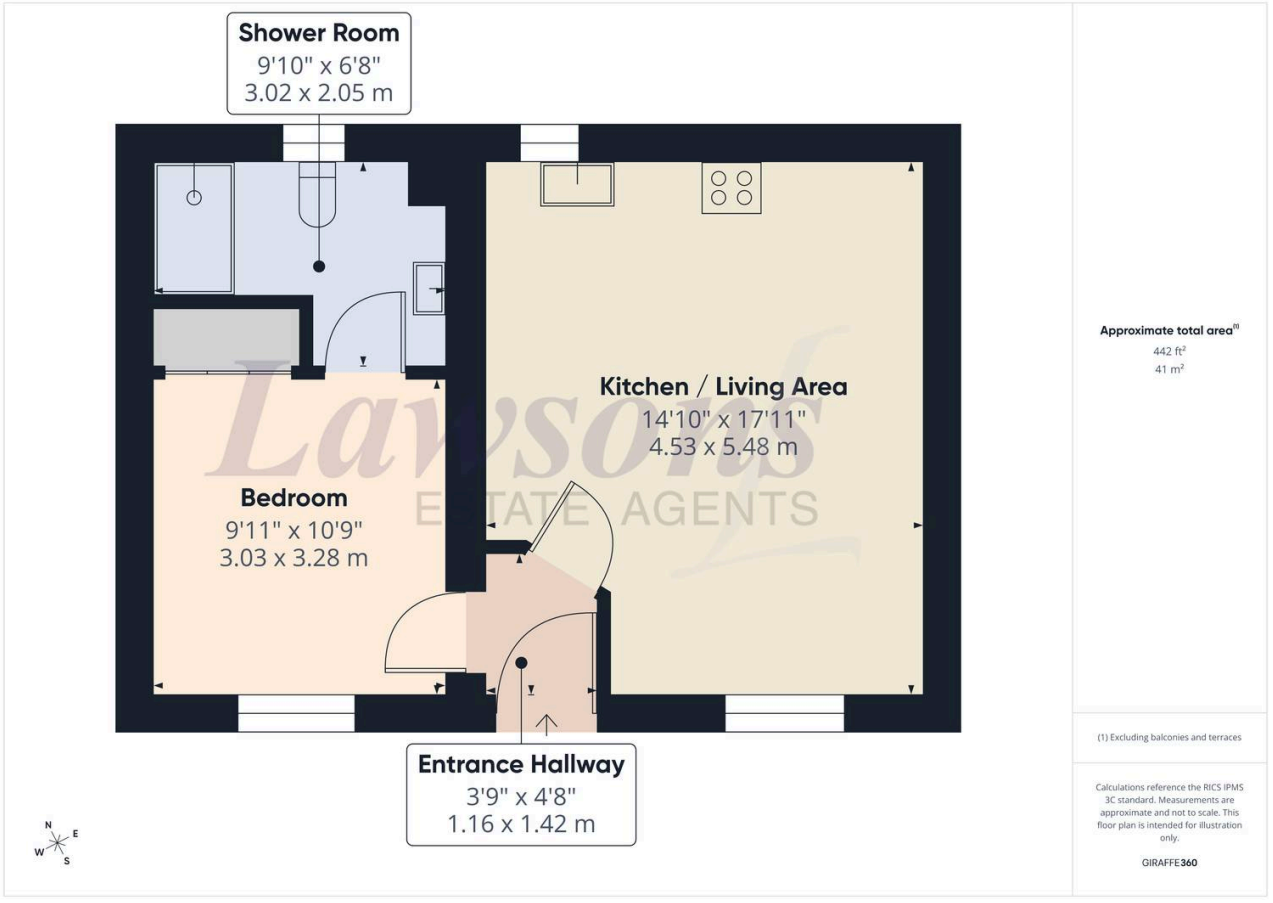
En-suite Shower Room
9' 11" x 6' 9" (3.02m x 2.05m)
Frosted window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, wood effect flooring, and spotlighting.

Front Garden

The property is approached directly from the public pathway, with front door to entrance hallway.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,676.46 per annum for 2026/27. Please note the property is currently occupied by a tenant. For further information, please contact the office. The property is being sold with a share of the freehold. Interested parties are advised to verify the ownership structure and associated rights and responsibilities through their legal representative during the conveyancing process.



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

