



Chilterns  
ESTATE AGENTS

**BURY ROAD**  
THETFORD, IP24 3ED

**£200,000**  
FREEHOLD

**Chilterns**

# BURY ROAD

THETFORD, IP24 3ED

Chilterns

This three bedroom end terraced property is situated within walking distance of river and common walks and could make the ideal family home!

## General

Chilterns are pleased to offer this three bedroom end terraced house on an established residential area to the market on a chain free basis. This property would make an ideal first time buy as a purchaser can easily add their on stamp on it. An early viewing is highly recommended.

## Description

**Local Authority:** Breckland District Council

**Council Tax:** A - £1,519





## SITUATION LOCATION

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometers' (1.2 mi) of paths.



The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

**ENTRANCE PORCH** UPVC double glazed windows to front and side and door to front, spotlighting, tiled flooring.

**ENTRANCE HALL** Wooden door to front with glass panels to either side, laminate flooring, access to ground floor accommodation.

**RECEPTION ROOM** Frosted glass window to front, fitted carpet, radiator.

**LOUNGE** UPVC double glazed window to front, electric fire place, fitted carpet, radiator, double glazed sliding patio doors to:





**CONSERVATORY** Situated on a dwarf brick base with polycarbonate roof, UPVC sealed unit double glazed windows to sides and double glazed French style patio doors to rear, tiled flooring.

**KITCHEN** Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating one and a half bowl sink unit with mixer tap over, space for fridge freezer, space and plumbing for washing machine, space for gas cooker with extractor hood over, tiled flooring, UPVC sealed unit double glazed window and door to rear, radiator.

**LANDING** Doors to first floor accommodation, access to loft space, fitted carpet.

**BEDROOM ONE** Fitted wardrobes, UPVC sealed unit double glazed window to front, fitted carpet, radiator.

**BEDROOM TWO** UPVC sealed unit double glazed window to front, fitted carpet, radiator.

**BEDROOM THREE** UPVC sealed unit double glazed window to rear, cupboard housing water cylinder, fitted carpet, radiator.

**WC** Two piece suite; WC, hand basin, laminate flooring, tiled walls, UPVC sealed unit double glazed window to rear.

**SHOWER ROOM** Two piece suite comprising; shower cubicle with tiled surround, hand basin vanity unit, fitted carpet, UPVC sealed unit double glazed window to rear, radiator.

**OUTSIDE** To the front of the property is garden is laid to a combination of lawn and shingle with pathway leading to front entrance door. There is shrubs and flowers to borders.

The rear garden is mainly laid to lawn with small pond and is fully enclosed by a combination of wooden fencing and brick wall. There is also a small patio area. There is a side access gate.

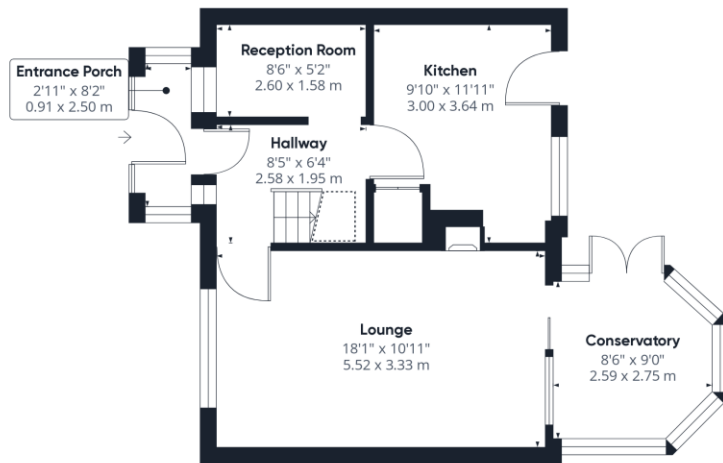
**SERVICES** Mains services including electricity, gas central heating, water and drainage are connected to the property.

**EPC** EPC TBC.

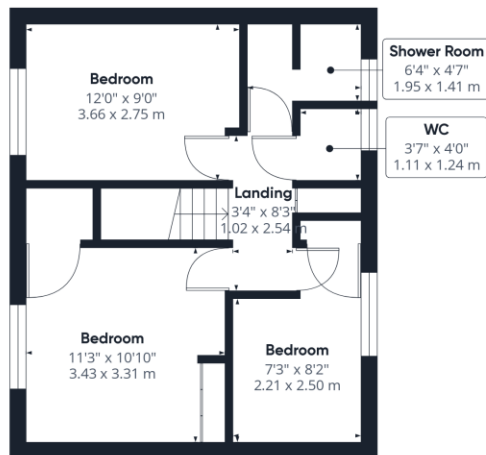
**COUNCIL TAX** Band A.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

935.15 ft<sup>2</sup>  
86.88 m<sup>2</sup>

Reduced headroom

11.39 ft<sup>2</sup>  
1.06 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



14 Bridge Street, Thetford, Norfolk, IP24 3AA  
 T: 01842 754161 | F: 01842 762900  
 E: [thetford@chilterns.co](mailto:thetford@chilterns.co)  
[www.chilterns.co](http://www.chilterns.co)