



76 Melford Bridge Road

Thetford, IP24 2HG

GUIDE PRICE £120,000 – £130,000. We are thrilled to present this charming 2 Bedroom Semi-Detached House that boasts stunning views over the common. This delightful property features period features and a unique flint cottage design, offering a blend of character and modern convenience. The kitchen/diner is a highlight, perfect for culinary enthusiasts. Situated within walking distance of the town, train station, and bus terminal, this home is not only convenient but also offers a tranquil escape with an enclosed rear garden. Don't miss out on this chain-free gem – call now to view and secure this property for yourself!

Council Tax band: A

Tenure: Freehold

- TWO BEDROOMS
- SEMI DETACHED
- VIEWS OVER THE COMMON
- ENCLOSED REAR GARDEN
- WALKING DISTANCE OF THE TOWN, TRAIN STATION AND BUS TERMINAL
- PERIOD FEATURES
- FLINT COTTAGE
- CHAIN FREE
- CALL NOW TO VIEW!





Lounge

12' 4" x 11' 3" (3.76m x 3.43m)

Window to front enjoying views over the common, radiator, carpet flooring with built-in doormat and door to inner hallway.

Inner Hallway

3' 8" x 5' 9" (1.11m x 1.74m)

Doors to kitchen/diner, downstairs bathroom and under stairs storage cupboard, carpet flooring and stairs to first floor landing.

Kitchen/Diner

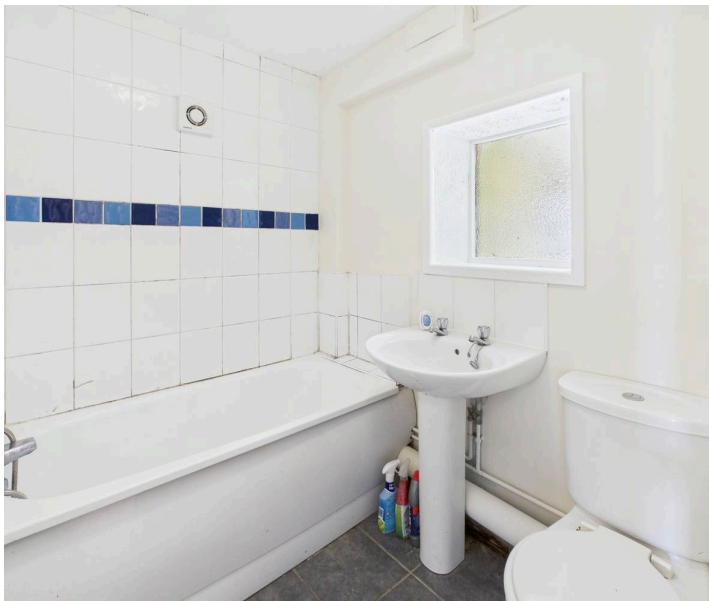
13' 1" x 8' 4" (3.98m x 2.55m)

Window to rear, wall and base units with worktop over, inset one and a half bowl sink unit with mixer tap over, matching up stand splashback and tiled flooring. Space for freestanding cooker, washing machine and fridge freezer, radiator, wall mounted gas combination boiler and door to rear garden.

Bathroom

6' 6" x 5' 5" (1.98m x 1.66m)

Frosted window to rear, bath with mix tap and shower attachment over, low-level WC, wash basin, part wall tiling and tiled flooring, radiator and extractor fan.



Landing

2' 6" x 2' 9" (0.77m x 0.85m)

Doors to both bedrooms and carpet flooring.

Bedroom 1

12' 6" x 10' 1" (3.80m x 3.08m)

Window to front enjoying views over the common, radiator and carpet flooring.

Bedroom 2

9' 10" x 7' 8" (2.99m x 2.34m)

Window to rear, radiator and carpet flooring.

Rear Garden

The beautiful south facing rear garden is mainly laid to gravel with pathway leading to a side gate. (The property benefits from a right of way over the neighboring property for more information please contact the office).

Parking

The property benefits from on road parking on a first come first serve basis.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,518.70 per annum for 2024/25.

FOR SALE BY LIVESTREAM AUCTION ON WEDNESDAY 18TH JUNE 2025. TO REGISTER FOR LEGAL PACKS AND BIDDING INSTRUCTIONS PLEASE VISIT AUCTION HOUSE WEBSITE

Administration Fee: £1200 inc VAT payable on exchange of contracts.

Buyer's Premium Fee: £1200 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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

