



**Lawsons**  
ESTATE AGENTS

2 Old Bury Road, Thetford  
£300,000



## 2 Old Bury Road

Thetford, IP24 3AN

3-bedroom semi-detached cottage ideally located for those seeking convenience and comfort. Featuring a family shower room, separate W/C, and a dining room perfect for entertaining guests. With easy access to the A11 & A134, and a garage, this property boasts a gas heating system, ensuring warmth and efficiency year-round. Don't miss out on this gem – call now to arrange a viewing and secure your dream home!

Council Tax band: B

Tenure: Freehold

### Hallway

15' 5" x 3' 6" (4.71m x 1.06m)

Doors to lounge, kitchen, dining room, and W/C, with carpet flooring, and stairs to the first floor landing.

### Lounge

14' 2" x 12' 5" (4.32m x 3.79m)

Bay window to front, two further windows to the side, feature log burner with surround, with carpet flooring.

### Kitchen

6' 8" x 16' 5" (2.04m x 5.00m)

Two windows to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric oven and hob, under counter fridge, freezer, and washer / dryer, with wall mounted gas combination boiler, radiator, tile effect vinyl flooring, and door to rear garden.







### Dining Room

9' 4" x 17' 0" (2.85m x 5.18m)

Windows to rear, with radiator, wood effect flooring, French doors returning to the hallway, and further French doors to the rear garden.

### W/C

6' 3" x 3' 9" (1.91m x 1.15m)

Frosted window to front, low level W/C, wash basin with vanity storage beneath, with radiator, and vinyl flooring.

### First Floor Landing

6' 9" x 13' 9" (2.06m x 4.19m)

Window to front, doors to all bedrooms and family bathroom, with radiator, carpet flooring, and access to loft via ceiling hatch.

### Bedroom 1

15' 6" x 13' 0" (4.72m x 3.97m)

Windows to front and side, built-in wardrobe / storage, with radiator, and carpet flooring

### Bedroom 2

9' 3" x 11' 0" (2.82m x 3.36m)

Window to rear, with built-in wardrobe / storage cupboard, separate airing cupboard, with radiator, and carpet flooring.

### Bedroom 3

8' 11" x 7' 8" (2.71m x 2.34m)

Velux window to rear, opening to storage area, with radiator, and wood effect flooring.

### Shower Room

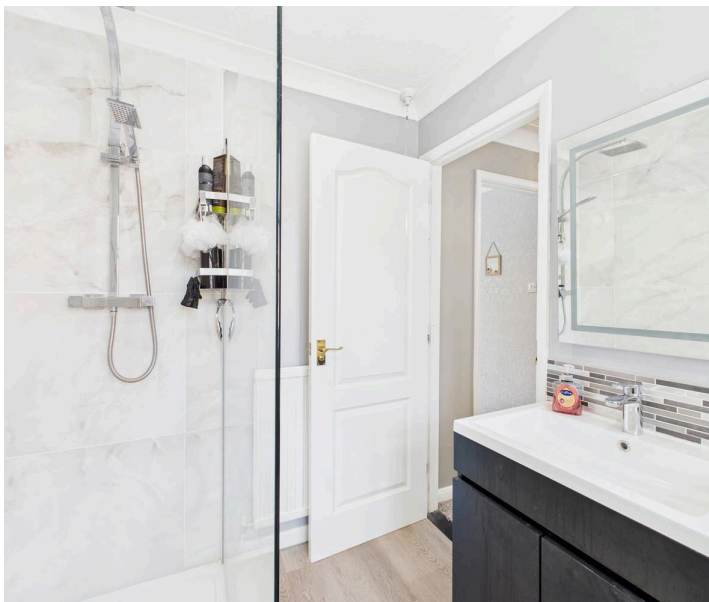
7' 2" x 6' 2" (2.18m x 1.88m)

Frosted window to front, walk-in shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, partial wall tiling, radiator, wood effect flooring, and spotlighting.

### Garage

10' 3" x 18' 4" (3.13m x 5.60m)

Up and over door to front, mains power and lighting connected, with single door to rear garden.





FRONT GARDEN

To the front of the property lies a public footpath, providing access to the front door and side garden. The side garden is mainly laid to shingle, with a small tree, and low level fencing.

REAR GARDEN

Mainly laid to lawn, with multiple patio areas, decorative shingle, and pathways leading to the garage, and side access gate.

Parking

The property benefits from on-road parking available on a first come, first served basis, with the potential for off-road parking to be implemented.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,771.82 per annum for 2024/25.

The vendors have previously had planning for a single storey side extension, internal alterations, and new wall approved subject to conditions, 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.

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