



Lawsons
ESTATE AGENTS

76 Melford Bridge Road, Thetford
Guide Price £160,000 – £170,000

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Thetford, IP24 2HG

GUIDE PRICE £160,000 – £170,000. Nestled delightfully within a picturesque setting, we are thrilled to offer this charming 2 bedroom semi-detached house boasting enchanting views over the common. Renovated to preserve its period features, this flint cottage exudes character and warmth. The property invites you in with its two bedrooms, gas heating, and an enclosed rear garden, creating a cosy haven for residents. Within walking distance of the town, train station and bus terminal, convenience is paramount. Chain-free, this home is ready and waiting for its new owners. Don't miss out on this gem; call now to arrange a viewing!

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!
- GAS HEATING





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

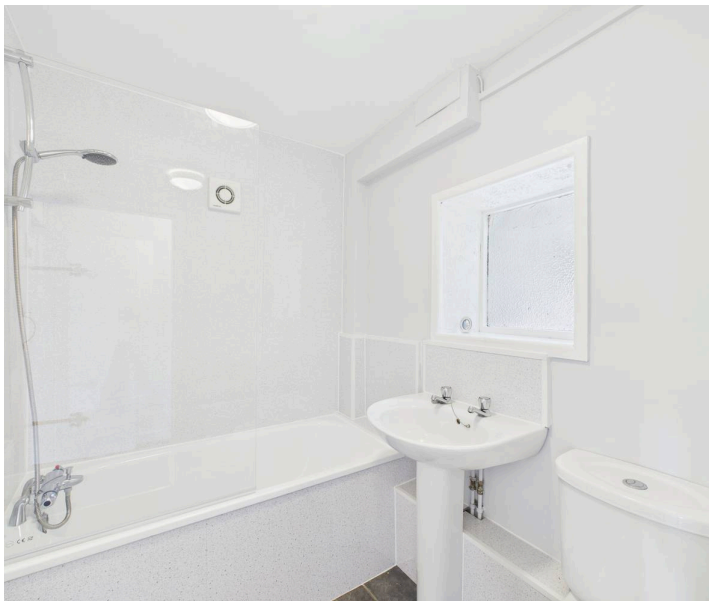
13' 1" x 8' 4" (3.98m x 2.55m)

Window to rear, wall and base units with worktop over, inset one and a half bowl ceramic sink unit with mixer tap over, tiled 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)

Recently updated bathroom with frosted window to rear, bath with mix tap and shower over, glass shower screen, low-level WC, wash basin, wet wall panelling 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. In accordance with the section 21 of the 1979 Estate Agents Act We must inform you that the owner of this property is an employee of Lawsons Estate Agents. 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.

