



**Lawsons**  
ESTATE AGENTS

**81 Fir Road, Thetford**  
Guide Price **£170,000 - £180,000**

# 81 Fir Road

Thetford, IP24 3EX

We are delighted to present this three-bedroom mid-terraced house, ideally positioned for easy access to the A11 and within close proximity to both town amenities and the surrounding countryside. Offered chain free, this property has been thoughtfully extended to the rear, creating additional living space perfect for families or professionals. The accommodation includes a bright lounge, a separate dining room, and a practical downstairs shower room. While the home is in need of modernisation, it presents an exciting opportunity for buyers to put their own stamp on a spacious layout. The kitchen provides ample storage and workspace, while the three bedrooms are well-proportioned, offering flexibility for family life or home working.

Council Tax band: A / Tenure: Freehold

## Hallway

7' 4" x 11' 5" (2.23m x 3.49m)

Door to lounge, window to front, laminate flooring, radiator and stairs to first floor landing.

## Lounge

16' 0" x 12' 1" (4.88m x 3.69m)

Window to front, radiator, carpet flooring and opening to dining room and kitchen.

## Dining Room

8' 8" x 10' 2" (2.64m x 3.11m)

Tiled flooring, radiator and doors to downstairs shower room and kitchen.





### **Kitchen**

9' 1" x 17' 7" (2.78m x 5.35m)

Window to rear, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, matching upstand splashback, tiled splashback and tiled flooring. Space for freestanding cooker with cooker hood over, further space for washing machine and American style fridge freezer, doors to storage cupboard, further under stairs cupboard and rear garden.

### **Downstairs Shower Room**

8' 8" x 8' 4" (2.65m x 2.55m)

Window to rear, double width shower cubicle with fitted seat, low-level WC, vanity style wash basin with storage under, part wall tiling and panelling, tiled flooring, radiator and door to cupboard offering space and plumbing for washing machine and tumble dryer.

### **First Floor Landing**

5' 9" x 2' 10" (1.74m x 0.86m)

Doors to all bedrooms, bathroom and airing cupboard house in the gas combination boiler, carpet flooring and loft hatch.

### **Bedroom 1**

10' 9" x 12' 3" (3.28m x 3.74m)

Window to front, laminate flooring and built-in wardrobe.

### **Bedroom 2**

10' 10" x 8' 4" (3.29m x 2.55m)

Window to rear, laminate flooring and built in double wardrobe.

### **Bedroom 3**

7' 10" x 9' 1" (2.39m x 2.76m)

Window to front, radiator, carpet flooring and built-in wardrobe.



## Bathroom

7' 10" x 5' 5" (2.40m x 1.65m)

Window to rear, disabled style raised bath with shower over, low-level WC, vanity style wash basin with storage under, fully tiled walls, carpet flooring and heated towel rail.

## Front Garden

The front garden is mainly laid to patio with pathway leading to the front door.

## Rear Garden

The rear garden is mainly laid to patio with ramp leading to the lower level offering double timber shed and gate to rear.

## Driveway

The property offers a dropped kerb with patio area providing off-road parking for one vehicle.

## Agents Note

This property falls under a band A for the local council tax and costs approximately £1,592.77 per annum for 2025/26. In accordance with the section 21 of the 1979 Estate Agents Act we must inform you that the owner of this property is a family member of 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.

Lawsons Estate Agents

34 King Street, Thetford, IP24 2AP

01842 755422 – [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)

[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

