

Lawsons
ESTATE AGENTS

25b Bury Road, Thetford

£120,000

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Thetford, IP24 3AP

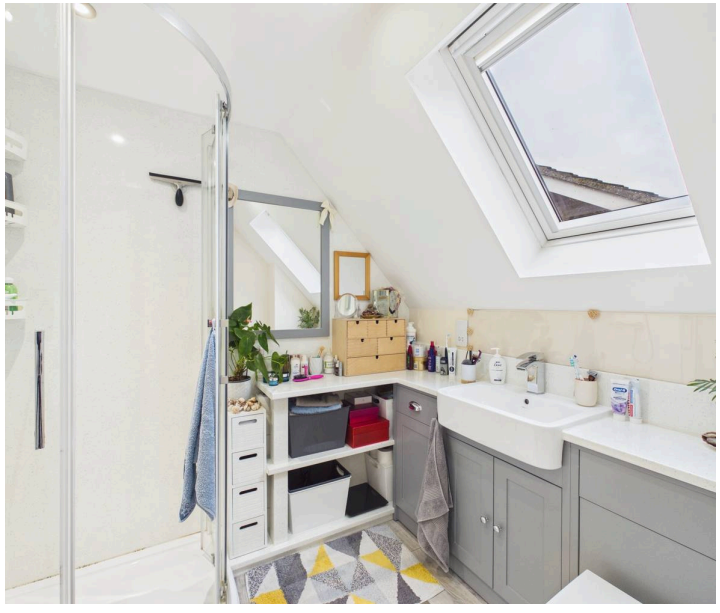
We are delighted to present this superb one-bedroom flat, ideally situated close to the town centre and a wide range of local amenities, making it a perfect choice for first-time buyers or those seeking a convenient lifestyle. The property has been thoughtfully designed with a bright and airy kitchen and living area, featuring modern appliances and stylish finishes, complemented by underfloor heating for year-round comfort. The contemporary shower room offers a sleek, low-maintenance space, while the double bedroom benefits from built-in storage, ensuring a clutter-free environment. The flat is offered with a share of freehold, giving you greater control and peace of mind, and falls within Council Tax Band A, making it an economical option. With an EPC rating of C, this home is energy efficient and ready to move into. Don't miss your chance to secure this wonderful property - call now to arrange a viewing and see for yourself all that this delightful flat has to offer.

Council Tax band: A

Tenure: Share of Freehold

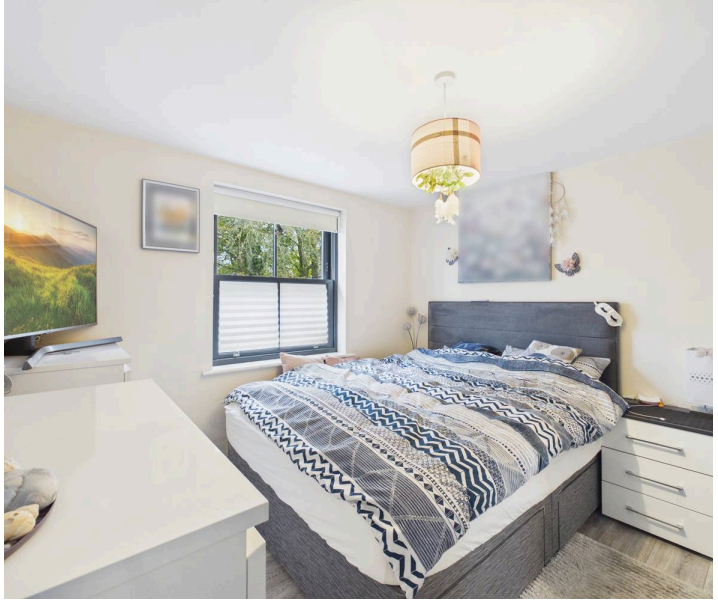












Key Features

- KITCHEN / LIVING AREA
- CLOSE TO TOWN & AMENITIES
- COUNCIL TAX - BAND A
- SHOWER ROOM
- SHARE OF FREEHOLD
- EPC - C
- UNDERFLOOR HEATING
- IDEAL FIRST-TIME BUY
- DOUBLE BEDROOM WITH BUILT-IN STORAGE
- CALL NOW TO ARRANGE A VIEWING!

Kitchen / Living Area

17' 11" x 15' 0" (5.47m x 4.57m)

Two windows to front, further Velux window to rear, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, and dishwasher, with space for freestanding fridge / freezer, and washing machine, with wood effect flooring, and doors to bedroom and shower room.

Bedroom

10' 2" x 10' 0" (3.11m x 3.05m)

Window to front, built-in storage cupboard housing the boiler and hot water cylinder, with wood effect flooring.

Shower Room
7' 3" x 6' 9" (2.22m x 2.07m)
Velux window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, wood effect flooring, and spotlighting.

Garden

The property is approached via a patio pathway to the side, leading to the rear where external stairs rise to the first-floor apartment entrance.

Agents Note
This property falls under a band A for the local council tax and costs approximately £1,676.46 per annum for 2026/27. Please note the property is currently occupied by a tenant. For further information, please contact the office. The property is being sold with a share of the freehold. Interested parties are advised to verify the ownership structure and associated rights and responsibilities through their legal representative during the conveyancing process.



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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