



**Lawsons**  
ESTATE AGENTS

86 Anne Bartholomew Road, Thetford  
£190,000

# 86 Anne Bartholomew Road

Thetford

Three bedroom end of terrace house, perfectly positioned for easy access to the A11 and offered to the market with no onward chain. This well-proportioned home features a generous lounge and dining area that flows seamlessly into a bright conservatory, creating an inviting space ideal for both relaxing and entertaining, while the family bathroom is complemented by a separate W/C for added convenience. Gas heating ensures comfort throughout the year, and the property's layout is ideal for families or those seeking flexible living arrangements. With its practical design, and sought-after location, this property is a fantastic opportunity for first-time buyers, investors, or anyone looking for a well-connected home. Arrange your viewing today to avoid missing out on this exceptional property.

Council Tax band: B

Tenure: Freehold

## Entrance Hallway

5' 9" x 5' 0" (1.74m x 1.52m)

Doors to W/C and lounge / diner, opening to kitchen, with radiator, tile effect vinyl flooring, French doors to understairs storage cupboard, and stairs to first floor landing.





### **Kitchen**

12' 4" x 9' 9" (3.75m x 2.98m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, space for freestanding cooker, fridge / freezer, washing machine, and tumble dryer, with radiator, tile effect vinyl flooring, and doors to storage cupboard and rear garden.

### **Lounge / Diner**

21' 7" x 10' 4" (6.58m x 3.14m)

Window to front, with radiator, carpet flooring, and patio door to conservatory.

### **Conservatory**

8' 0" x 8' 6" (2.43m x 2.59m)

Windows to all aspects, with carpet flooring, and single door to the rear garden.

### **W/c**

5' 7" x 2' 11" (1.71m x 0.90m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with wood effect vinyl flooring.

### **First Floor Landing**

3' 1" x 8' 11" (0.93m x 2.73m)

Doors to all bedrooms, family bathroom, storage cupboard, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

11' 5" x 11' 7" (3.48m x 3.54m)

Window to rear, with radiator, and carpet flooring.

### **Bedroom 2**

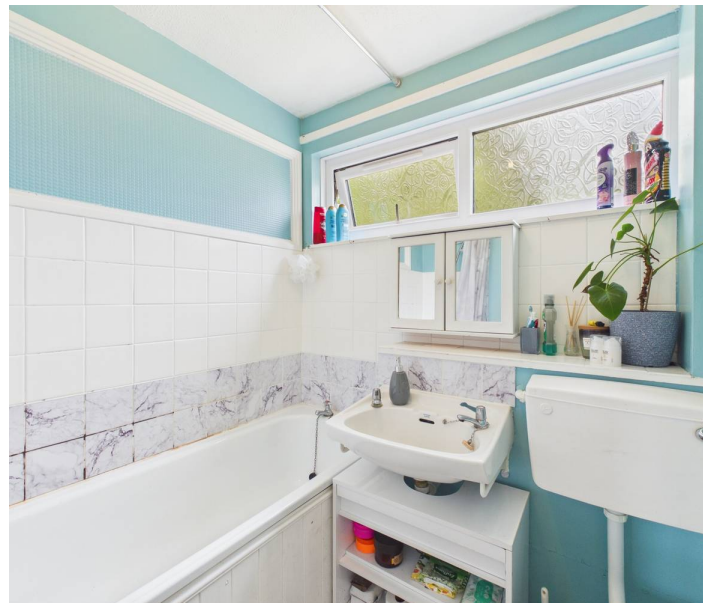
12' 7" x 9' 10" (3.84m x 2.99m)

Window to rear, with radiator, and carpet flooring.

### **Bedroom 3**

9' 11" x 6' 11" (3.03m x 2.11m)

Window to front, with radiator, and carpet flooring.



Bathroom

5' 7" x 6' 4" (1.71m x 1.92m)  
Frosted window to front, bath with individual taps and separate electric shower over, low level W/C, wash basin with individual taps over, with radiator, and tile effect vinyl flooring.

Front Garden

Mainly laid to decorative shingle, with mature shrubs, hedging to front and both sides, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, hardstand area to the rear, with space for a garden shed, mature shrubs, and pathway leading to the rear access gate.

Parking

The property benefits from parking bays nearby providing off-street parking, available on a first come, first served basis.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,955.87 per annum for 2026/27.

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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