



# 109 Bury Road

Thetford, IP24 3DQ

2-bedroom semi-detached house nestled in a convenient location, offering a perfect blend of comfort and accessibility. This residence boasts a dining room, a lounge, a bathroom, and a separate downstairs shower room. With gas heating to keep you cosy through the seasons, this delightful property features enclosed front and rear gardens. Its ideal location provides easy access to the A11 and A134, while being conveniently close to town and essential amenities, making it a perfect choice. Don't miss out – call now to arrange a viewing!

Council Tax band: B

Tenure: Freehold

- TWO BEDROOMS
- SEMI-DETACHED HOUSE
- GAS HEATING
- ENCLOSED FRONT & REAR GARDENS
- LOUNGE
- EASY ACCESS TO THE A11 & A134
- CLOSE TO TOWN & AMENITIES
- DINING ROOM
- BATHROOM & SEPERATE DOWNSTAIRS SHOWER ROOM
- CALL NOW TO VIEW!





### **Hallway**

18' 8" x 5' 5" (5.69m x 1.66m)

Opening to dining room, doors to kitchen and understairs storage cupboard, with radiator, carpet flooring, and stairs to first floor landing.

### **Kitchen**

9' 11" x 9' 11" (3.03m x 3.01m)

Window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker with cooker hood over, and washing machine, with radiator, tile effect vinyl flooring, and opening to utility room.

### **Utility Room**

5' 9" x 9' 11" (1.74m x 3.01m)

Doors to downstairs shower room, storage cupboard housing the gas fired boiler, and rear garden, with tile effect vinyl flooring, spot lighting, and access to loft via ceiling hatch.

### **Dining Room**

11' 0" x 10' 0" (3.35m x 3.05m)

Window to rear, with radiator, wood effect flooring, and opening to lounge.

### **Lounge**

11' 0" x 12' 0" (3.36m x 3.67m)

Window to front, with two radiators, and wood effect flooring.

### **Shower Room**

5' 10" x 13' 8" (1.79m x 4.17m)

Two windows to rear, electric shower, low level W/C, wash basin with individual taps over, with radiator, heated towel rail, and vinyl flooring.

### **First Floor Landing**

10' 11" x 5' 5" (3.32m x 1.64m)

Doors to both bedrooms and family bathroom, with carpet flooring, and access to loft via ceiling hatch.



## Bedroom 1

11' 1" x 13' 10" (3.37m x 4.21m)

Window to front, built-in wardrobes / storage, with radiator, and carpet flooring.

## Bedroom 2

10' 11" x 9' 11" (3.33m x 3.02m)

Window to rear, with radiator, and carpet flooring.

## Family Bathroom

9' 10" x 8' 9" (3.00m x 2.67m)

Window to rear, bath with mixer tap and shower attachment over, separate shower cubicle with electric shower over, low level W/C, wash basin with individual taps over and vanity storage beneath, with partial wall tiling, radiator, vinyl flooring, and door to airing cupboard housing the hot water cylinder.

## Front Garden

Enclosed front garden with low level wall to front, pathway leading to the front door, and driveway leading to the side access gate to the rear garden.

## Rear Garden

Enclosed rear garden, mainly laid to patio, with lawn area, space for a large garden shed, and side access gate to the front of the property.

## Parking

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

## Agents Note

This property falls under a B band for the local council tax and costs approximately £1,858.23 per annum for 2025/26. The bathroom on floor 1 was originally a third bedroom and has the potential to be restored to its former use, for more information, please contact the office. We have been advised by our vendors that there is a shared right of access with the neighbouring property over the driveway, for more information, please contact the office. The property is currently going through probate, 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@lawsonestateagents.co.uk](mailto:sales@lawsonestateagents.co.uk)  
[www.lawsonestateagents.co.uk](http://www.lawsonestateagents.co.uk)

## Energy Efficiency Rating

