# 45 Bury Road - £170,000

Thetford IP24 3DD

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£170,000

## The Property

Located on Bury Road in Thetford, this charming two bedroom mid-terraced home combines period character with everyday convenience.

Believed to date back to around 1850, the property features an attractive stone fronted appearance and offers approximately 667 sq. ft. of well arranged accommodation. Inside, there is a comfortable and well proportioned reception room, providing an inviting space for relaxing or entertaining.

The property is within walking distance of Thetford town centre, offering easy access to a range of shops, services and local amenities. The nearby A11 also provides convenient road links to surrounding towns and cities, making this an ideal location for commuters.

Offered with no onward chain, the home would make an excellent first purchase or a strong investment opportunity. With its appealing character, practical layout and central position, this is a property well worth viewing.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

## Features

- IDEAL INVESTMENT PROPERTY OR FIRST TIME PURCHASE
- WALKING DISTANCE FROM TOWN CENTRE
- TWO BEDROOMS
- MID TERRACE HOUSE
- GAS CENTRAL HEATING
- WITHIN EASY REACH OF A11
- UTILITY ROOM
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- VIEWINGS RECOMMENDED















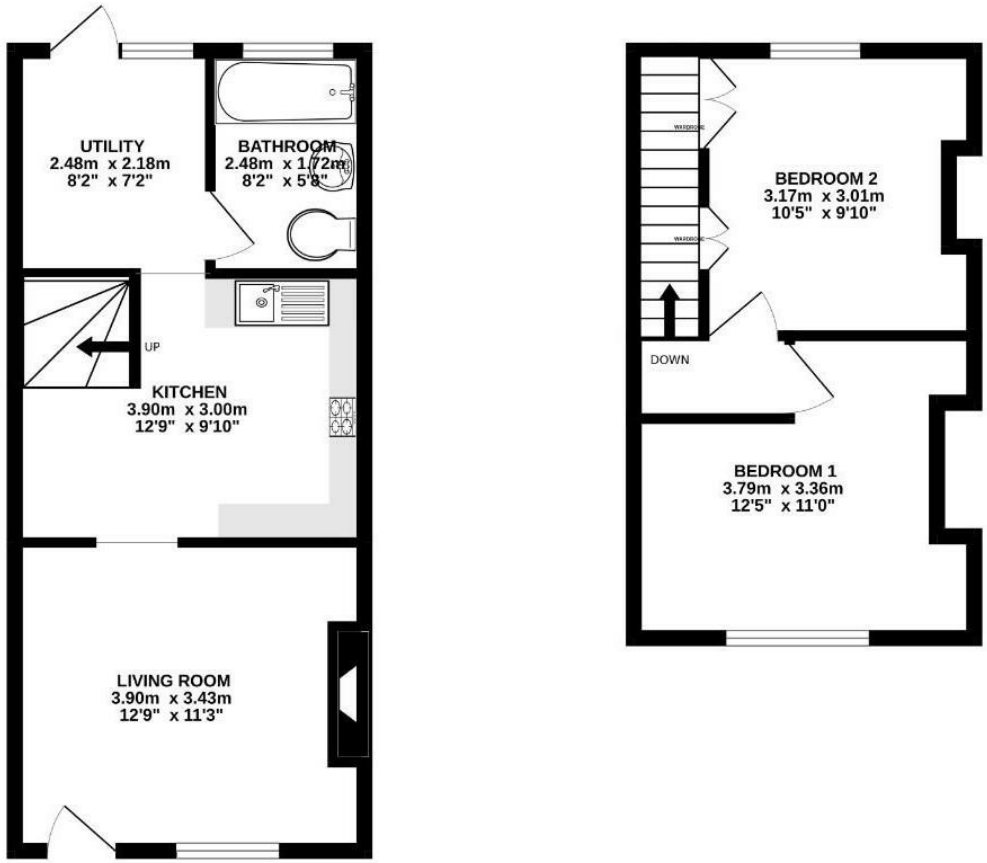




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

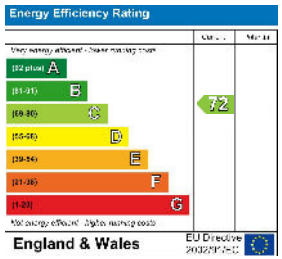
GROUND FLOOR
34.3 sq.m. (369 sq.ft.) approx.

1ST FLOOR
23.8 sq.m. (257 sq.ft.) approx.




TOTAL FLOOR AREA : 58.1 sq.m. (626 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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