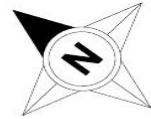


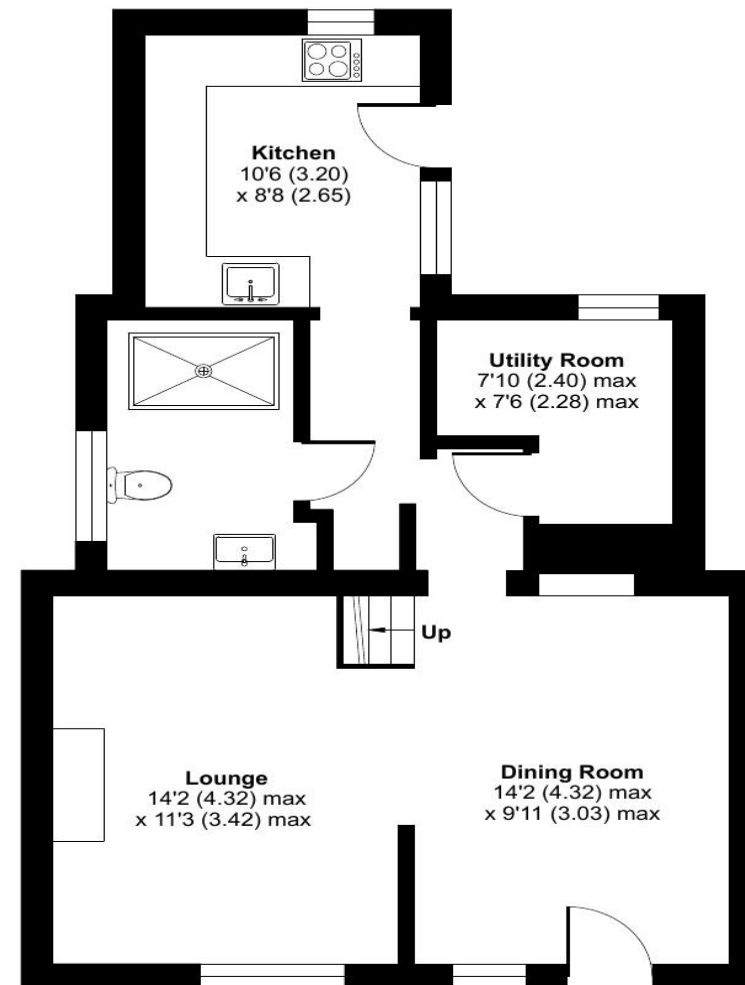
# Richmond Road, Saham Toney, Thetford, IP25

Approximate Area = 890 sq ft / 82.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1356253



## Richmond Road, Saham Toney, Thetford, IP25 7EX

Character Galore! This 2 bedroom end-terrace period property is simply oozing charm throughout. Built circa 1681 offering comfortable modern living whilst still retaining character throughout, 2 reception rooms, kitchen, utility, gardens, off-road parking and modern gas central heating.  
**CHAIN FREE!**

18 High Street Watton Thetford Norfolk IP25 6AE  
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Situated in the popular village of Saham Toney, Longsons are delighted to bring to the market this fabulous very well presented end-terrace period property, simply full of charm and oozing character throughout. This fantastic property was built circa 1681 and now offers comfortable modern living whilst still retaining much of the original character. With two reception rooms, gardens, off road parking, log burning stove, utility, gardens and parking.

Viewing highly recommended to fully appreciate.

Available CHAIN FREE!

Briefly, the property offers dining room, lounge, kitchen, utility, bathroom, two bedrooms, gardens, parking, gas central heating and mostly double glazing.

**SAHAM TONEY**  
Saham Toney is a village located in the Breckland area on the outskirts of the market town of Watton and 27 miles West of Norwich. The village boasts a

public house, hotel, church, primary school and an active community hall.

**Dining Room**  
**14'2" (4.32m) x 9'11" (3.02m)**  
Entrance door to front, double glazed window to front, tiles to floor, exposed beams to walls and ceiling, radiator, stairs to first floor, feature fireplace with inset log burning stove.

**Lounge**  
**14'2" (4.32m) x 11'3" (3.43m)**  
Feature brickwork fireplace, double glazed window to front, exposed beams to walls and ceiling.

**Inner Hall**  
Space and plumbing for washing machine with work surface over, fitted shelving, tiles to floor, radiator.

**Kitchen**  
**10'6" (3.2m) x 8'8" (2.64m)**  
Fitted kitchen units to walls and floor, work surface over, composite sink unit with mixer tap and drainer, integrated electric oven and hob, modern wall mounted gas central heating boiler,

**Outside Front**  
Small low maintenance front garden, selection of shrubs, outside lights.

**Rear Garden**  
Enclosed rear garden laid to lawn, paved patio seating area, selection of shrubs and plants to beds and borders, wooden garden shed, outside light, outside tap, wooden fence to perimeter, gated access to rear where parking is available for up to two vehicles which is accessed via a shared driveway.

**Agent's Note**  
EPC rating E53 (Full copy available on request)  
Council tax band A (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Two Bedroom Period Property
- Oozing Character and Charm
- Modern Gas Central Heating and Log Burning Stove
- Energy Efficiency Rating E53
- Two Reception rooms
- Gardens and Off-Road Parking
- Kitchen and Utility
- Available CHAIN FREE!

