



CASTLE STREET

THETFORD, IP24 2DN

£210,000

FREEHOLD

Chilterns

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Looking for a period home with town and all amenities on your doorstep? We've found it for you! An added bonus, this property has no onward chain!

SITUATION LOCATION

Chilterns are delighted to bring this mid terraced period cottage to the market which is situated within the heart of Thetford town centre with all local amenities on it's doorstep and Melford Common just a short stroll away. This property is being offered for sale with no onward chain!

Description

Local Authority: Breckland District Council

Council Tax: A - £1,519





Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

LOUNGE Feature fireplace, UPVC entrance door to front, fitted carpet, UPVC double glazed sash window to front, radiator.

KITCHEN Fitted with a range of base and wall mounted kitchen units with work surfaces over, incorporating stainless steel sink unit. Electric oven and hob, space for fridge freezer, tiled splash backs, wall mounted gas boiler, stairs to first floor landing, laminate flooring, two UPVC double glazed windows to rear, radiator. Access to cellar and:





CONSERVATORY UPVC windows to both sides and rear, vinyl flooring, radiator.

CELLAR Non-tanked cellar, power connected, radiator.

FIRST FLOOR LANDING Access to first floor accommodation, access to loft space, fitted carpet.

BEDROOM ONE Over stairs storage, fitted carpet, UPVC double glazed sash window to front, radiator.

BEDROOM TWO Fitted carpet, UPVC double glazed sash window to front, radiator.

BEDROOM THREE Fitted carpet, UPVC double glazed window to rear, radiator.

BATHROOM Three piece suite comprising; WC, hand wash basin, panelled bath, part tiled walls, UPVC double glazed window to rear, wood flooring, radiator.

OUTSIDE To the front of the property is a small garden.

To the rear is a fully enclosed courtyard garden which is laid to patio. Access to two outbuildings (with power and light connected).

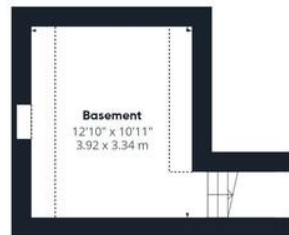
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC D.

COUNCIL TAX Band A.







Floor -1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾

1058 ft²
98,4 m²

Reduced headroom

34 ft²
3.2 m²

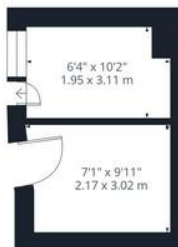
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Ground Floor Building 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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