





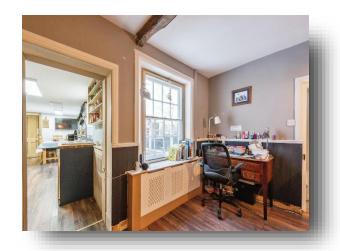


welcome to

Castle Street, Thetford

This semi-detached character cottage must be viewed! With three good sized bedrooms, character features throughout, a low maintenance enclosed rear garden, ground floor shower room, en-suite & two reception rooms, all in a popular town location, it's set to make a lovely home!













The Accommodation

Entrance door to:

Entrance Hall

With dual aspect doors to both the front and rear, stairs to the first floor landing, built in under stairs storage and two radiators.

Living Room

13' 10" max. x 12' max. (4.22m max. x 3.66m max.) With feature fireplace, wooden flooring and window to front.

Dining Room / Study

13' 9" x 7' 6" (4.19m x 2.29m) With feature fireplace and window to rear.

Kitchen

22' 8" x 8' 8" (6.91m x 2.64m)

With a range of fitted kitchen units at wall and base level with work surface over, ceramic sink unit with mixer tap over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine and door and window to rear.

Ground Floor Shower Room

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to rear and radiator.

First Floor Landing

With access to the loft space, window to rear and radiator.

Bedroom One

12' max. \times 10' 6" max. (3.66m max. \times 3.20m max.) With built in storage cupboard, window to front and radiator.

Bedroom Two

12' 10" x 8' 8" (3.91m x 2.64m) With window to front and radiator.

Bedroom Three

13' 1" max. x 9' 1" max. (3.99m max. x 2.77m max.) With window to rear and radiator.

En-Suite

With low level W.C, wash hand basin, bidet, bath, built in airing cupboard and window to rear.

Outside

To the rear, the garden offers a decking area, garden shed, summer house and patio.





welcome to

Castle Street, Thetford

- Semi-Detached Cottage
- Character Features Throughout
- Three Good Sized Bedrooms
- Town Location
- Close to Local Amenities
- Low Maintenance Rear Garden
- Ground Floor Shower Room & First Floor En-Suite
- Viewing Essential!

Tenure: Freehold EPC Rating: Awaited

guide price

£270,000









Please note the marker reflects the postcode not the actual property

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Property Ref: THF107878 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.