



Lawsons
ESTATE AGENTS

33 Magdalen Street, Thetford

Guide Price **£90,000**

33 Magdalen Street

Thetford, IP24 2BP

FOR SALE BY ONLINE AUCTION ON TUESDAY 4TH NOVEMBER

TO REGISTER FOR LEGAL PACKS AND BIDDING INSTRUCTIONS PLEASE VISIT AUCTION HOUSE WEBSITE

A two bedroom terraced house in a Historic Market Town with Modern Appeal

Set within the historic market town of Thetford, this two-bedroom terraced house offers an exciting opportunity for buyers seeking a property with scope for improvement and modernisation.

The historic Norfolk market town of Thetford enjoys a prime location close to the Cambridgeshire and Suffolk borders, offering excellent road links and commuter convenience. Set along the picturesque River Thet, the town combines natural beauty with modern development, including a vibrant riverside regeneration area featuring a three-screen cinema, hotel, restaurants, and public open spaces.

For those who love the outdoors, Thetford Forest provides the ultimate adventure playground. This vast pine forest is interlaced with scenic walking and cycling trails, perfect for family outings or peaceful exploration.





- Mid-Terraced House
- Lengthy Rear Garden
- For sale by online auction
- Tuesday 4th November 2025
- Two Double Bedrooms
- Guide price: £90,000
- Unless previously sold or withdrawn prior

Ground Floor Entrance door leading to living room, kitchen, inner hall, rear lobby, utility room, bathroom

First Floor Two bedrooms

Outside Garden to the rear.

Council Tax Band A

Tenure: Freehold

EPC Rating: D

Administration Fee: £1200 inc VAT payable on exchange of contracts.

Buyer's Premium Fee: £1200 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Lounge

12' 10" x 13' 2" (3.91m x 4.01m)

Inner Hallway

3' 3" x 3' 7" (0.98m x 1.08m)

Kitchen / Diner

11' 5" x 12' 8" (3.49m x 3.87m)

Bathroom

8' 6" x 4' 6" (2.58m x 1.36m)

Rear Lobby

3' 9" x 2' 9" (1.15m x 0.84m)

Landing

8' 4" x 6' 11" (2.53m x 2.12m)

Bedroom 1

10' 4" x 16' 6" (3.15m x 5.02m)

Bedroom 2

8' 2" x 9' 7" (2.49m x 2.91m)

Front Garden

Rear Garden

Parking - On street

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,592.77 per annum for 2025/26.

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

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