



Lawsons
ESTATE AGENTS

91 Castle Street, Thetford
Offers in Region of **£240,000**

91 Castle Street

Thetford, IP24 2DN

Nestled in a charming corner of town, we are thrilled to present this delightful 3 bedroom semi-detached house to the market. Boasting an en-suite bathroom, a separate shower room, and gas heating, this property offers the perfect blend of comfort and style. Also benefiting from a kitchen / breakfast room and a cosy lounge, ideal for relaxation. With enclosed front and rear gardens, a cellar, and the unique status of being a Grade 2 listed building, this home truly has it all. Don't miss out on this opportunity - call now to arrange a viewing and make this dream property yours!
Council Tax band: B

Tenure: Freehold

Hallway

20' 0" x 6' 6" (6.10m x 1.97m)

Window to front, doors to lounge, dining room, understairs storage cupboard, and rear garden, with two radiators, wood effect flooring, and stairs to first floor landing.

Lounge

12' 2" x 13' 11" (3.70m x 4.24m)

Window to front, feature fire surround, characterful beams, with radiator, wood effect flooring, and built-in storage.

Dining room

10' 8" x 12' 9" (3.24m x 3.88m)

Window to rear, feature fireplace with surround, with radiator, wood effect flooring, trapdoor to cellar*, and opening to kitchen / breakfast room.





Kitchen / Breakfast Room

7' 0" x 22' 6" (2.14m x 6.87m)

Two windows to side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, space for freestanding cooker with cooker hood over, American style fridge / freezer, and dishwasher, with radiator, wood effect flooring, French doors to rear garden, and further door to shower room.

Shower Room

5' 0" x 8' 2" (1.52m x 2.48m)

Frosted window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, space for washing machine, with radiator, partial wall tiling, and tiled flooring.

First Floor Landing

4' 1" x 11' 6" (1.25m x 3.51m)

Window to rear, doors to all bedrooms, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

9' 1" x 13' 9" (2.77m x 4.18m)

Window to rear, with radiator, carpet flooring, and door to En-suite.

En-suite

12' 0" x 6' 6" (3.66m x 1.99m)

Frosted window to side, bath with mixer tap and shower attachment over, low level W/C with concealed cistern, bidet, wash basin with mixer tap over, with radiator, tile effect flooring, and wall mounted gas fired boiler.

Bedroom 2

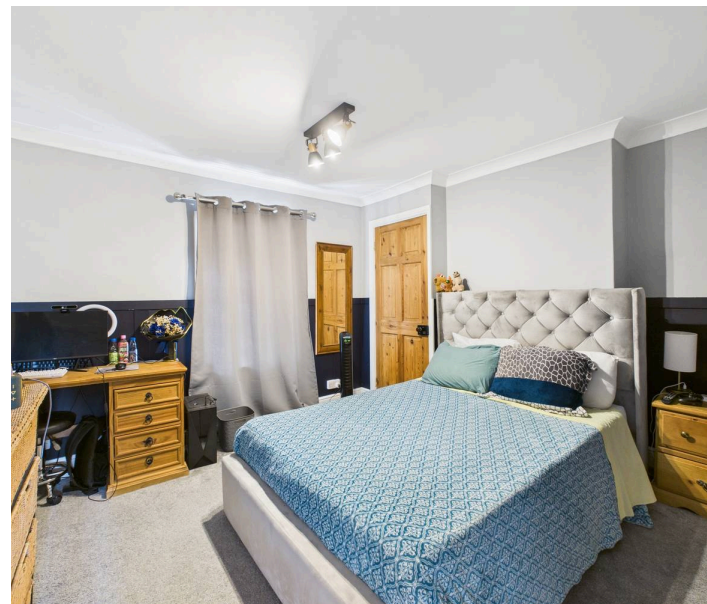
10' 8" x 11' 2" (3.25m x 3.41m)

Window to front, built in wardrobe / storage cupboard, with radiator, and carpet flooring.

Bedroom 3

12' 9" x 8' 8" (3.88m x 2.65m)

Window to front, with radiator, and carpet flooring



FRONT GARDEN

Enclosed front garden, mainly laid to shingle, with raised planters, and pathway leading to the front door.

REAR GARDEN

Enclosed rear garden, mainly laid to a raised decking area, with patio / brick weave pathways, a mature tree, and space for a large summerhouse.

Parking

The property benefits from on-street parking available on a first come, first served basis.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,858.23 per annum for 2025/26. The property is a Grade II listed home. Please consult your legal representatives upon purchase to clarify. If you require any further information, please contact the office. *We have been advised by the vendors that a cellar remains below the property, with the trap door being covered by the flooring within dining room, for more information, please contact the office.

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.

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