



Lawsons
ESTATE AGENTS

61 Castle Street, Thetford
£190,000

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Thetford, IP24 2DN

We are delighted to present this charming three-bedroom mid-terraced house, ideally situated close to the town centre and local amenities, offering excellent convenience for families and professionals alike. This property boasts a spacious lounge, perfect for relaxing or entertaining, and a dedicated dining room that creates an inviting space for family meals or social gatherings. The ground floor bathroom is thoughtfully designed for ease of access. A particular highlight is the useful cellar, providing valuable additional storage. With easy access to the A11 and A134, commuting is straightforward, making this home an excellent choice for those seeking both comfort and connectivity. This property is offered with an enclosed rear garden and benefits from its proximity to a range of shops. Call now to arrange an appointment!

Council Tax band: A Tenure: Freehold

- THREE BEDROOMS
- TERRACED HOUSE
- DINING ROOM
- CLOSE TO TOWN & AMENITIES
- EASY ACCESS TO THE A11 & A134
- CELLAR
- ENCLOSED REAR GARDEN
- GROUND FLOOR BATHROOM
- SPACIOUS LOUNGE
- CALL NOW TO ARRANGE A VIEWING!





Lounge

12' 1" x 16' 10" (3.68m x 5.12m)

Window to front, feature fireplace with surround, with radiator, wood effect flooring, and door to hallway.

Hallway

2' 6" x 3' 3" (0.76m x 1.00m)

Door to dining room, with wood effect flooring, and stairs to first floor landing.

Dining Room

12' 0" x 11' 9" (3.67m x 3.57m)

Doors to store room and cellar, openings to kitchen, with two radiators, and wood effect flooring.

Kitchen

12' 4" x 6' 4" (3.76m x 1.94m)

Window to rear, base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, space for freestanding cooker, with wood effect tiled flooring, and door to rear garden.

Utility Room

7' 3" x 4' 0" (2.20m x 1.22m)

Window to rear, space for washing machine and fridge with worktop over, with wood effect tiled flooring.

Cellar

11' 9" x 14' 9" (3.57m x 4.50m)

Window to front, with mains power and lighting connected.

Bathroom

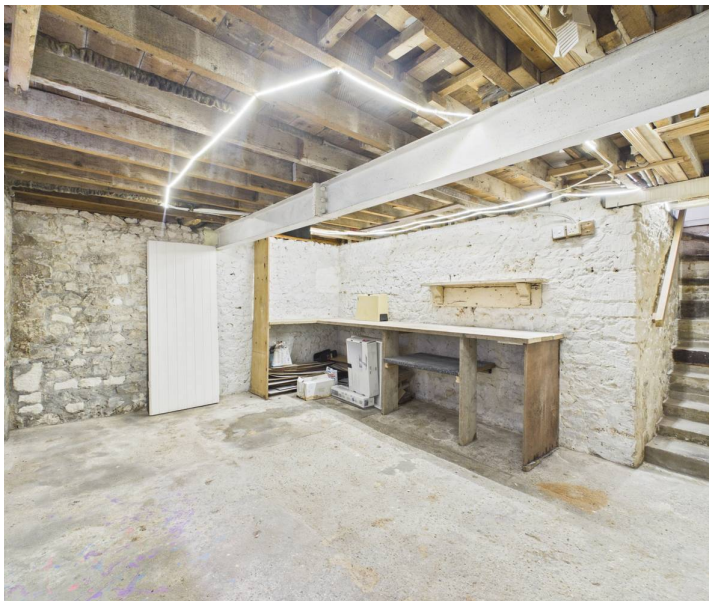
8' 3" x 5' 5" (2.52m x 1.64m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and tile effect vinyl flooring.

First Floor Landing

12' 7" x 5' 8" (3.83m x 1.72m)

Window to rear, doors to all bedrooms and storage cupboard, with radiator, and carpet flooring.



Bedroom 1

12' 0" x 10' 5" (3.67m x 3.18m)
Window to front, built-in wardrobes, with radiator, and carpet flooring.

Bedroom 2

12' 1" x 8' 10" (3.68m x 2.68m)
Window to front, with radiator, and wood effect flooring.

Bedroom 3

12' 2" x 10' 2" (3.70m x 3.09m)
Window to rear, with radiator, wood effect flooring, and access to loft via ceiling hatch.

Front Garden

Mainly laid to shingle, with pathway leading to the front door, and side access gate with alleyway to rear garden.

Rear Garden

Enclosed rear garden, mainly laid to patio, with lawn area, space for a garden shed, and side access gate with alleyway leading to the front.

Parking

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