

# Castle Street

Thetford, Norfolk, IP24 2DL  
£225,000



**Your chance to own a little piece of Thetford's long history!**

- Grade II Star Listed
- Medieval Home Steeped in History
- Believed to Date from 1485
- Recently Refurbished
- Three Storey Accommodation
- Quaint Courtyard to Rear
- Spacious & Versatile Accommodation
- Town Centre Location
- Wealth of Period Features
- Gas Heating System via Radiators

## SITUATION & LOCATION

The town of Thetford has a partly pedestrianised shopping centre, schools catering for all levels of education, a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities. There are direct rail links from Thetford Station to the East Midlands and North; one change of trains gives access to London. Bury St Edmunds is approximately 12 miles. Norwich, Cambridge and Kings Lynn are all approximately 30 to 35 miles and London is about 80 miles away.

## ACCOMMODATION IN DETAIL

**AGENTS NOTE** This is a Grade II star listed property and therefore we wish to represent to any potential purchasers that measurements given in these details are an indicative measurement of the room as each and every room in the property is of irregular shape and proportion.

**RECEPTION ROOM** 21' 5" x 15' 8" (6.54m x 4.80m) Timber entrance door, two sash windows to front, gas and electric meter cupboard, tiled floor, exposed brick work, exposed wall, ceiling and support timber and two radiators.

**STUDY RECESS** 7' 2" x 3' 3" (2.20m x 1.00m) Raised study recess with window to rear.

**INNER STAIRWELL** 7' 7" x 4' 10" (2.32m x 1.48m) Tiled floor, stairs rising to first floor landing, exposed wall and ceiling timbers, exposed timber arch to:

**INNER HALL** 14' 2" x 5' 10" (4.32m x 1.80m) Tiled floor, cupboard housing wall mounted central heating boiler, radiator, shelved recess and two windows to side. Doors to cloakroom and kitchen/dining room.

**CLOAKROOM** 9' 0" x 3' 6" (2.76m x 1.07m) Two piece suite comprising; WC with raised cistern, vanity sink unit with cupboard under, heated towel rail, vanity mirror, velux roof window and tiled floor.

**KITCHEN/DINING ROOM** 20' 10" x 8' 9" (6.36m x 2.69m) Fitted with a full range of cottage style base and wall mounted kitchen units with soft close drawer and door units, incorporating spice racks and glazed display cabinets, butcher block work surfaces, tiled splash back, inset Rangemaster butler style sink unit with mixer tap over, plumbing for washing machine and dishwasher, gas and electric cooker points with extractor hood over, two velux roof windows, tiled floor, radiator, window to courtyard, stable style entrance door to courtyard and side passage.

**FIRST FLOOR LANDING** Stairs rising to second floor, under stairs storage, doors to all first floor accommodation, window to rear and exposed wall and ceiling timbers.

**BATHROOM** 10' 7" x 8' 1" (3.24m x 2.47m) (L shaped room measured to either extreme. See floor plan). Fitted three piece suite comprising; low level WC, wall mounted sink unit with vanity stand, claw foot roll top bath with mixer fed shower attachment and shower screen, tiled bath surround, heated towel rail in traditional style, window to rear and vanity mirror.

**SITTING ROOM/BEDROOM** 21' 9" x 11' 5" (6.63m x 3.48m) With a wealth of exposed wall and ceiling timbers, gargoyle, vaulted ceiling, sash window to front, window to rear and radiator.

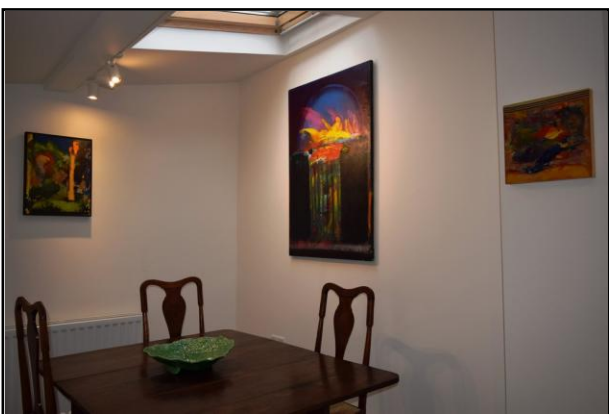
**BEDROOM** 10' 5" x 8' 0" (3.20m x 2.45m) Radiator, exposed wall and ceiling timbers and sash window to front.

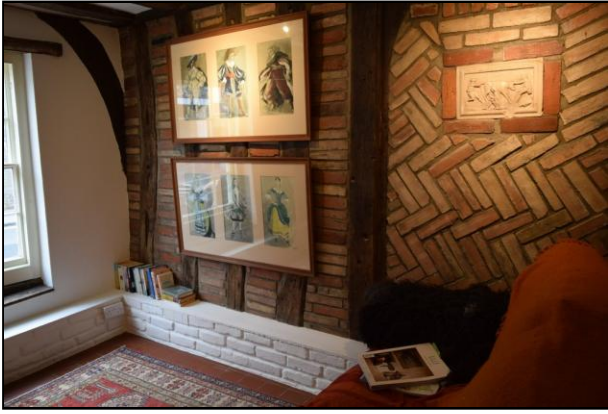
**SECOND FLOOR LANDING** Exposed wall and ceiling timbers. Door to:

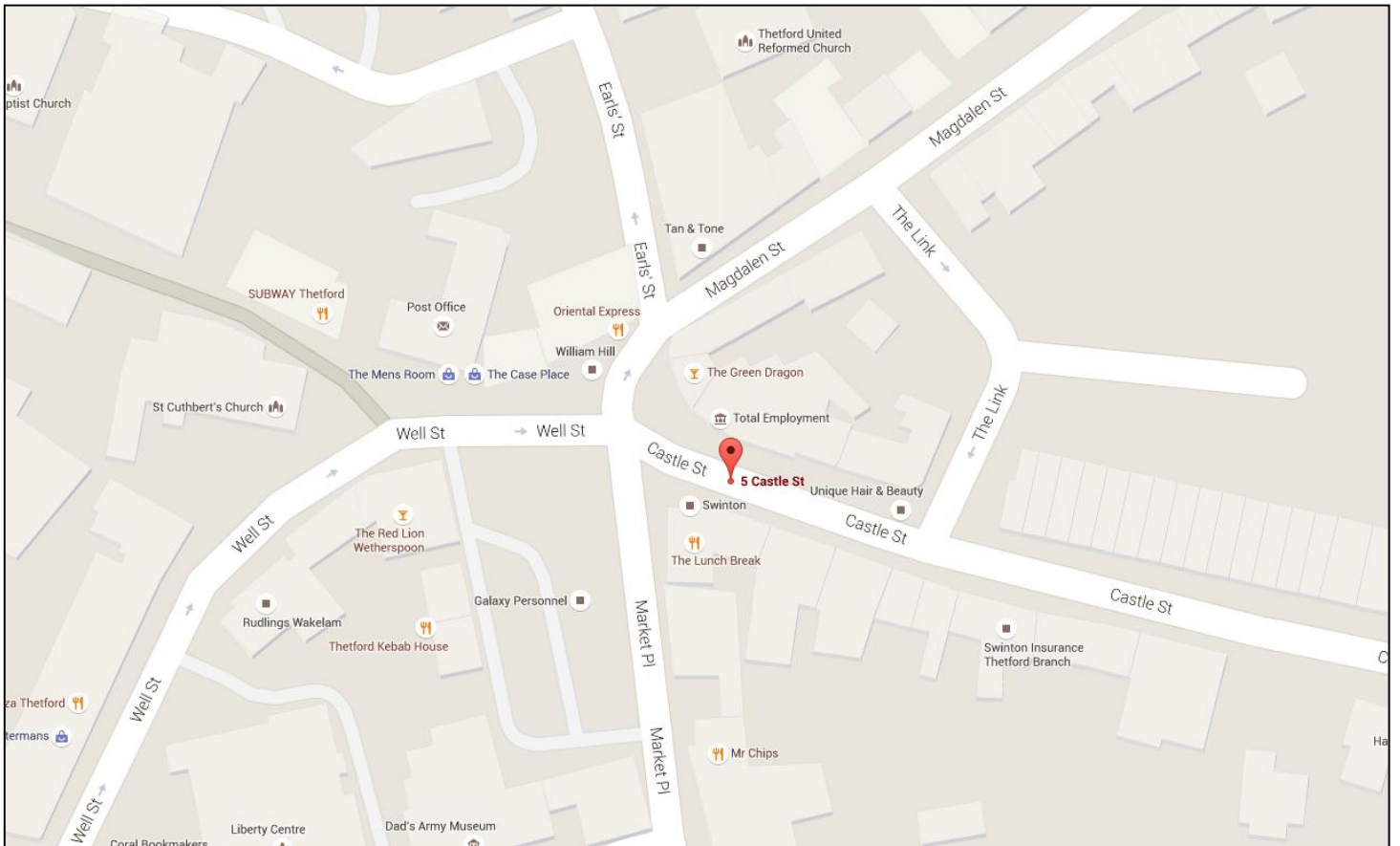
**BEDROOM** 12' 10" x 11' 0" (3.93m x 3.37m) (L shaped room measured to either extreme, see floor plan). Window to rear, radiator, twin eaves storage cupboards, exposed wall and ceiling timbers.

**ENCLOSED COURTYARD** Approximately 15m<sup>2</sup> in size, fully enclosed with quarry tiled floor, private passage way leading onto Castle Street.

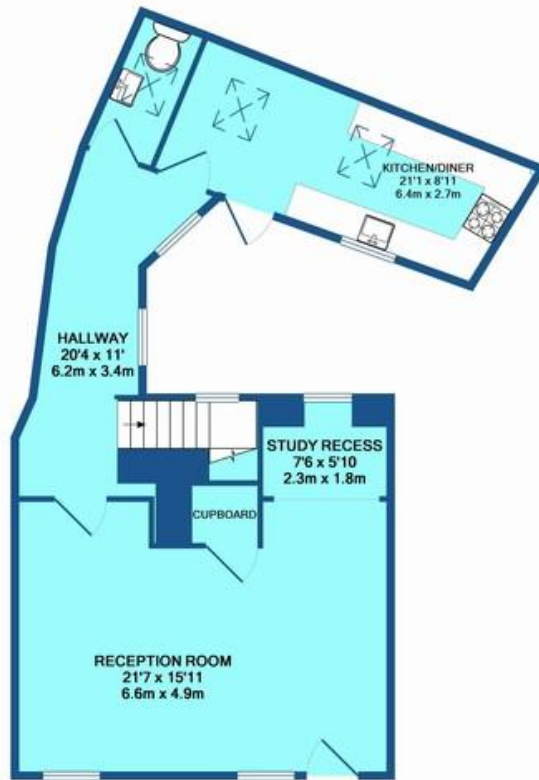




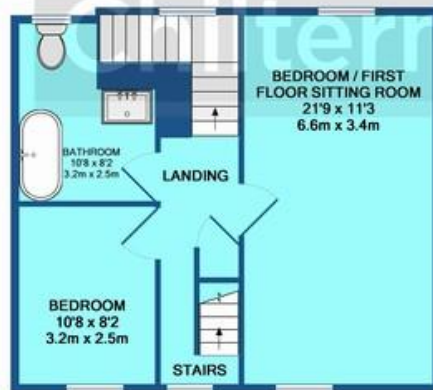




**For Independent Mortgage Advice  
01842 754161 – No Fees For Advice!**



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 727 SQ.FT.  
 (67.5 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 513 SQ.FT.  
 (47.7 SQ.M.)



2ND FLOOR  
 APPROX. FLOOR  
 AREA 174 SQ.FT.  
 (16.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1414 SQ.FT. (131.4 SQ.M.)  
 Measurements are approximate - not to scale - illustrative purposes only  
 Made with Metropix ©2015

# Do you have a property to sell or let locally?

Trust your local multi award-winning agent to deliver the results!



If you have a property to sell or let and would like an honest appraisal, supported by comparable evidence from the town's leading Agent, call us today. We're here to help.

## Our Local Partners



As a local, independent business we like to work closely with other local businesses within the community.

## Social Media



Social Media is rapidly becoming an integral part of our business. You will find us on the leading Social Media sites

[facebook.com/chilternsestateagents](https://facebook.com/chilternsestateagents)  
[twitter.com/ChilternsLtd](https://twitter.com/ChilternsLtd)

## Community Projects

At Chilterns we don't just serve the local community, we support it. This year we are proud to be supporting Thetford Town Cricket Club, the Thetford Players, Thetford Town Football Club, The Matthew Project, the Thetford Festival celebrations and Thetford Night Markets.



Chilterns support our local community

# Meet the Thetford team

**Andrew Overman**

**Residential Sales & Lettings Manager**



Undoubtedly the highlight of Andrew's career was being awarded Best UK Estate Agency Manager 2014 at The Times / Sunday Times estate agency of the year awards. An estate agent for 22 years, Andrew has led the Thetford team now for the last six years, using experience gained within the corporate environment, to elevate Chilterns position within the Sales & Rental markets in Thetford. An articulate and pro-active manager, with drive and determination to offer an unrivalled service, based on honesty, integrity and professionalism.

**Darren Savage**  
**Senior Negotiator**



Having worked and lived locally for seventeen years Darren has built up a reputation within the town, offering an unrivalled level of customer service and satisfaction, often going above and beyond the call of duty, to exceed customer's expectations.

**Katherine Nouch**  
**Negotiator**



Katherine joined the Thetford team early in 2014 and has had a passion for property from an early age. She's certainly hit the ground running in her early years having agreed an exceptional level of sales. Born in Thetford she is very keen to use her local knowledge to assist clients with their property needs and has truly established herself in this rewarding career.

**Anna Pettit**  
**Sales & Lettings Negotiator**



Anna brings many years of property expertise to Chilterns. She has excellent knowledge of the local area and is often praised by clients for her informative and considerate approach.

**Lily Plummer**  
**Negotiator**



Having lived in Thetford all of her life, Lily is a proud Thetfordian, who joined our team in 2015. Amongst her many hobbies, Lily is a keen snowboarder and lists the French Alps as her favourite snow boarding destination. Property has always been her passion and she enjoys every aspect of the sales and lettings business.

**Carol Prodromou – Property Inspector**



Regular Inspections of all properties let and managed by chilterns is an invaluable service providing peace of mind for landlords. Carol makes sure all our managed properties are cared for and any repairs undertaken.

**Diane Wren – Accounts Department**



Chilterns manage a large rental portfolio and deal with payments between landlords and tenants on a daily basis. Diane provides an essential role to landlords ensuring rent payments are collected and arrive on time.