



Minstergate

Thetford, IP24

Price £140,000

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Description

This contemporary flat offers an excellent TOWN CENTRE LOCATION and enjoys modern accommodation spread across two floors to include an impressive OPEN PLAN KITCHEN/ LIVING ROOM as well as two bedrooms and a shower room.

The kitchen is fully fitted with a range of wall and base level units, stainless steel sink and drainer, integrated washing machine, fridge and cooker with gas hob and extractor hood fitted over. There are French doors which open onto a veranda staircase overlooking the attractive courtyard style garden including a decking area which is ideal for seating/ entertaining as well as a useful shingled area to the side of the property.

The shower room comprises a W.C, wash hand basin, shower cubicle and heated towel rail.

Stairs lead down to the largest bedroom which benefits from a generous sized built in storage cupboard and recessed window, whilst the second bedroom/ study includes a window to the front and a removable corner storage seat.

It is also worth noting that the property is serviced by a gas fired central heating system and the boiler was serviced in September 2025.

Measurements

Kitchen/ Living Room - 16'9" max x 12'5" max

Bedroom - 11'9" max x 9'9" max

Bedroom/ Study - 8'6" max x 7'4" max

Shower Room - 5'9" x 5'9"

Agents Note

This property is Leasehold. Lease length is 999 years from 2022.

Service Charge: £1237.85 per annum including Buildings Insurance.

Ground Rent: circa £75.00 per annum.

Both payable to Museum House Management Limited.

Council Tax Band - Breckland, A.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

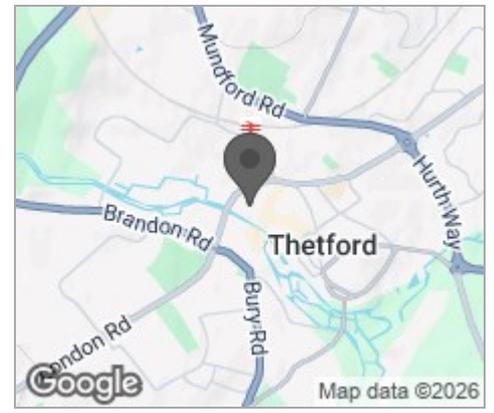
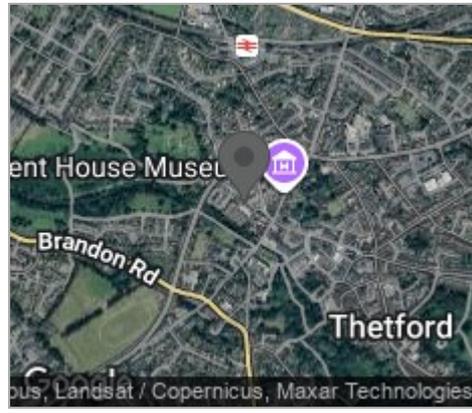
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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