



**Raymond Street, Thetford, IP24 2EA**

**welcome to**

**Raymond Street, Thetford**

GUIDE PRICE: £300,000 - £350,000! FOR SALE VIA TRADITIONAL AUCTION! A DETACHED GRADE II LISTED house within a CENTRAL THETFORD LOCATION, with full PLANNING PERMISSION GRANTED for change of use to residential purposes. An exciting opportunity, offered with NO CHAIN!



**Summary:**

An opportunity to acquire detached Grade II listed house situated in the heart of Thetford town centre. The property has been student accommodation for a number of years but has been granted change of use to full residential by Breckland District Council reference PL/2026/0671/FMIN.

The current accommodation is arranged over three floors and offers five bedrooms all with en-suite facilities in the main building, plus two further bedrooms also en-suite to the annexe at the rear of the main house.

The ground floor accommodation currently offers reception lounge, kitchen, staff rooms and sick rooms also with en-suite and cloakrooms.

This property would make an ideal investment purchase as a house of multiple occupation or Guest House.

Located in the heart of Thetford where a variety of high street shops, banks, business and leisure facilities may be found and the train station providing a link to London Liverpool Street Station. The A11 provides road links to Norwich, Newmarket, Cambridge and beyond.

**Current Accommodation:****Ground Floor:**

Entrance hall with stairs to first floor, lounge, kitchen, utility room, staff room with en-suite shower room, sick room with separate w.c, office with door to:

**Annexe:**

Hallway to first floor, staff room, store room, further reception room.

**First Floor:**

Landing, three bedrooms all with en-suite. Annexe: two bedrooms with en-suite.

**Second Floor:**

Landing, two bedrooms both with en-suite.

**Exterior:**

Gated vehicular access to side driveway, enclosed courtyard to side and rear.

**Epc:**

Exempt, due to the fact the building is Grade II listed.

**Council Tax:**

TBC.

**Tenure:**

Freehold.

**Important Notice:**

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press.

The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

**Important Notice, Continued:**

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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## Raymond Street, Thetford

- GUIDE PRICE: £300,000 - £350,000!
- FOR SALE VIA TRADITIONAL AUCTION!
- Detached Grade II Listed House
- Full Planning Permission for Residential Use
- Located within the Heart of Thetford
- Close to Town Amenities & Travel Links
- Viewings by Appointment Only

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: F

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
THF108501 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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