



**Land Adjoining Fen Folgate, Shipdham, Thetford, IP25 7LT**



**welcome to**

**Land Adjoining, Fen Folgate, Shipdham, Thetford**

For Sale by Modern Auction! Exciting opportunity to complete this end-terraced house in a well-regarded village. The home is watertight & ready for finishing - potential for 3 bedrooms, open-plan living & kitchen, enclosed rear garden and off-road parking. Great project build with no onward chain!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Location

Shipdham is a well-served village, located between the market towns of Dereham and Watton and is approximately 22 miles to the centre of Norwich. The village boasts extensive amenities including a primary school, which incorporates a play group, shops, a doctor's surgery, a post office, a public house and an attractive church. There is also a regular bus service to both Dereham and Norwich, where further amenities and facilities can be found.

## Description

For Sale by Modern Method of Auction: Starting Bid Price £140,000 plus Reservation Fee.

An excellent opportunity to acquire this end-terraced home offering fantastic potential to complete and create your ideal family residence. The property has been constructed and made watertight, allowing the next owner to add their own finishing touches and layout to suit modern living.

Once completed, the home could comprise a spacious open-plan lounge, dining, and kitchen area, cloakroom, together with three bedrooms and bathroom on the first floor. Outside, there is an enclosed rear garden, and to the front, a brickweave driveway with scope to enhance and create additional parking.

Situated in a popular village location, the property enjoys easy access to local amenities and benefits from no onward chain, making it an ideal purchase for those looking for a project or investment.



Total floor area 82.1 m<sup>2</sup> (884 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Fen Folgate, Shipdham, Thetford**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End-terraced house with great potential
- Made watertight and ready for completion
- Space for 3 bedrooms
- Enclosed rear garden and off-road parking
- Popular village location

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

guide price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DRM117266 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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