



Mingay Road, Thetford, IP24 3JN

welcome to

Mingay Road, Thetford

NO CHAIN! In a sought after location, this end-terraced home has plenty of potential! With scope to easily renovate and add your own stamp throughout, there are three good sized bedrooms, a spacious kitchen/diner and gardens to the front and rear! Viewing is essential!



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 £300 inc VAT towards the preparation cost of the pack.

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.

Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

The Accommodation

Entrance door to:

Living Room

18' 9" x 10' 9" (5.71m x 3.28m)

With fireplace, TV point, door to rear, window to front and radiator.

Kitchen / Diner

18' 8" max. x 11' 10" max. (5.69m max. x 3.61m max.)

With a range of fitted units with work surface over, stainless steel sink unit with mixer tap over, electric oven, window to rear, window to front and door to rear.

First Floor Landing

With built in storage cupboard.

Bedroom One

11' 4" x 10' 11" (3.45m x 3.33m)

With built in cupboard, window to front and radiator.

Bedroom Two

12' 3" max. x 9' 1" max. (3.73m max. x 2.77m max.)

With window to front and radiator.

Bedroom Three

10' 9" max. x 7' 3" max. (3.28m max. x 2.21m max.)

With built in cupboard housing central heating boiler, window to rear and radiator.

Bathroom

With low level W.C, wash hand basin with taps over, bath and window to rear.

Outside

To the rear of the property is an enclosed rear garden which is largely laid to lawn with a paved patio area.



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welcome to

Mingay Road, Thetford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End-Terraced House
- Three Bedrooms
- Spacious Kitchen/Diner
- Potential to Improve Throughout
- Sold with No Chain!

Tenure: Freehold EPC Rating: D

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107508 - 0001

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