



Allisons Close, Thetford, IP24 1FF

welcome to

Allisons Close, Thetford

Ideally situated close to the TOWN CENTRE, BUS INTERCHANGE and RAILWAY STATION, this modern one bedroom GROUND FLOOR APARTMENT is well presented and would make the perfect FIRST TIME or INVESTMENT PURCHASE. Offered for sale on a chain free basis. Allocated parking and shared garden.



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.

Entrance Hall

With private entrance door leading to entrance hall, door to cupboard housing modern gas combination boiler, door to open plan lounge/kitchen.

Lounge / Kitchen / Diner

15' 3" Max x 13' 6" Max (4.65m Max x 4.11m Max)
With door from Entrance area to open plan Lounge/Kitchen area. Radiator, T.V. point, telephone point, carpet, window to front. The kitchen area is comprehensively fitted with a range of wall and base units incorporating stainless sink unit, built in electric oven and gas hob, extractor fan over, integrated washer/dryer and fridge/freezer, electric plinth heater, tiled flooring, window to side aspect. Door to inner hallway.

Inner Hallway

With two built in storage cupboards, radiator, doors to bedroom and shower room.

Bedroom

9' 10" x 9' 5" (3.00m x 2.87m)
With TV point, radiator, window to rear aspect. Built in wardrobe area.

Shower Room

With white suite comprising pedestal wash hand basin, close coupled WC, shower cubicle with electric shower, tiled splash areas, extractor fan, radiator.

Outside

There is a communal garden shared only with No.9 that is enclosed by fencing and mainly laid to lawn and an allocated parking space.

Agents Note

Leasehold term of 99 years from 2008.

Service charge of £325 per annum payable to Ebbdyne Management Company.

Sinking fund, ground rent and buildings insurance of £260 per annum payable to Flagship.



view this property online williamhbrown.co.uk/Property/THF105935



welcome to

Allisons Close, Thetford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One Bedroom
- Ground Floor Apartment
- Shower Room
- Allocated Parking, CHAIN FREE

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



view this property online [williamhbrown.co.uk/Property/THF105935](https://www.williamhbrown.co.uk/Property/THF105935)



Property Ref:
THF105935 - 0004

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.

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.



Please note the marker reflects the
postcode not the actual property



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk