



Thyme Close, Thetford, IP24 2YA

welcome to

Thyme Close, Thetford

SOLD WITH NO CHAIN! A popular location, well presented accommodation, two good sized bedrooms, a low maintenance rear garden & being close to local amenities, transport links and the A11, this mid-terraced home is destined to make a lovely first home or investment!



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.

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 criss-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:

Entrance Hall

With door to front and radiator.

Living Room

15' 7" x 11' 10" (4.75m x 3.61m)

With stairs to the first floor landing, TV point, door to rear and two radiators.

Kitchen

8' 6" x 7' 11" (2.59m x 2.41m)

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with mixer tap over, electric oven, electric hob with extractor hood over, space and plumbing for washing machine and space for fridge/freezer.

First Floor Landing

Bedroom One

12' 2" max. x 11' 11" max. (3.71m max. x 3.63m max.)

With window to rear and radiator.

Bedroom Two

11' 11" x 5' 8" (3.63m x 1.73m)

With window to front and radiator.

Bathroom

With low level W.C, wash hand basin, bath unit with shower attachment over, built in airing cupboard, heated towel rail and window to front.

Outside

To the rear, there is a paved patio and shingled area.



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Thyme Close, Thetford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sold with No Chain
- Two Bedrooms
- Mid-Terraced House
- Well Presented Throughout
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107727 - 0001

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