



Chester Way, Thetford, IP24 1DZ

welcome to

Chester Way, Thetford

A modern three-bedroom end-terraced home on Thetford's desirable Abbey Farm estate, offering spacious, well-presented accommodation, garage, off-road parking, and a generous rear garden. Ideally located close to schools, amenities, and train links to Cambridge and Norwich!



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.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and radiator.

Downstairs Cloakroom

With low level W.C, wash hand basin and window to front.

Living Room

14' 11" max. x 13' 8" max. (4.55m max. x 4.17m max.)
With TV point, door leading out to the rear garden and radiator.

Kitchen / Diner

16' 8" max. x 8' 5" max. (5.08m max. x 2.57m max.)
With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, electric oven, electric hob with cooker hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, window to front and radiator.

First Floor Landing

With access to the loft space and built in airing cupboard.

Bedroom One

12' 11" max. x 8' 6" max. (3.94m max. x 2.59m max.)
With built in wardrobes, window to front and radiator.

Bedroom Two

15' 9" max. x 8' 5" max. (4.80m max. x 2.57m max.)
With window to rear and radiator.

Bedroom Three

10' 10" x 6' 3" (3.30m x 1.91m)
With window to rear and radiator.

Bathroom

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment over, bath with taps over, fully tiled flooring and walls and window to front.

Outside

Front Garden

To the front of the property, there is a driveway providing ample space for off road parking and access to:

Garage

With up and over door to front.

Rear Garden

To the rear, the garden is enclosed and mainly laid to lawn with a timber decking area, garden shed and gate to rear.



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Chester Way, Thetford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Situated on the Popular Abbey Farm Development
- Spacious End-Terraced Home with Garage and Driveway Parking
- Excellent Transport Links to Cambridge and Norwich
- Private Rear Garding Offering Further Potential
- Perfect for First Time Buyers, Families or Investors!

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF108193 - 0003

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