



**Nunnery Place, Thetford, IP24 2PZ**

*welcome to*

## **Nunnery Place, Thetford**

Positioned on the edge of Thetford, this attractive and well cared for period-style home offers SPACIOUS AND VERSATILE ACCOMMODATION across THREE FLOORS, a SURPRISINGLY GENEROUS GARDEN and an enviable location close to amenities, countryside walks and transport links.



## Summary

Found towards the edge of the popular market town of Thetford, yet still within easy walking distance of the town centre and its wide range of amenities, this home enjoys a fantastic position. River and countryside walks are close by, alongside excellent road, rail and bus links to major cities across the UK, making this a superb location for a wide range of buyers.

Sitting prominently within the street, the property immediately offers a sense of character, kerb appeal and stature. Internally, the accommodation has been well cared for and provides light, spacious and versatile living throughout. A welcoming entrance hall greets you, complete with a handy downstairs cloakroom for guests. From here, you're led into a spacious yet cosy living room - a wonderful space for hosting and entertaining, while the feature open fireplace creates a warm and inviting atmosphere for relaxed family evenings.

Further into the home, you'll find a modern and well equipped kitchen, complemented by a useful utility area, adding excellent day-to-day practicality.

To the first floor, there are two good sized bedrooms, one of which benefits from integrated storage, along with a modern and accessible shower room. The accommodation continues to the second floor, where a further generously sized bedroom provides a peaceful and private retreat away from the main living space.

Outside, the enclosed rear garden is larger than expected and offers a versatile space.

## 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 with taps over and window to rear.

## Living Room

With feature fireplace, TV point, window to front and two radiators.

## Kitchen

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, space for fridge/freezer, space and point for electric oven with extractor hood over, window to rear and radiator.

## First Floor Landing

With built in storage cupboard housing central heating boiler and stairs to the second floor landing.

## Bedroom Two

With built in wardrobes, window to front and radiator.

## Bedroom Three

With window to front and radiator.

## Shower Room

With low level W.C, wash hand basin inset into a vanity unit with mixer tap over, large walk-in shower cubicle with shower attachment over, window and heated towel rail.

## Second Floor Landing

## Bedroom One

With some restricted head room, with two Velux windows.

## Outside

To the rear of the property, the enclosed garden is largely lawned with a paved patio area, a range of mature shrubs and trees throughout and two garden sheds.



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## Nunnery Place, Thetford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Attractive and Characterful Home Set Across Three Floors
- Close to River Walks, Countryside & Local Amenities
- Well Cared For, Spacious and Versatile Accommodation
- Generous Living Room with Open Fireplace

Tenure: Freehold EPC Rating: Awaited

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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