



**Griston Road, Watton Thetford IP25 6DN**



**welcome to**

**Griston Road, Watton Thetford**

> > CHARACTER! A delightful 2 bedroom detached cottage presented in excellent order throughout, boasting two double bedrooms, lounge with log burner, fully fitted kitchen, utility, shower room and outdoor space. Located close to the Watton town centre.



## 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.

## The Accommodation

UPVC external entrance door opening to:

### Lounge

10' 9" x 10' 8" ( 3.28m x 3.25m )

Laminate flooring, log burner, radiator, UPVC double glazed window to front aspect.

### Kitchen / Diner

12' 4" x 10' 7" ( 3.76m x 3.23m )

Fully fitted kitchen with a range of wall and floor mounted fitted kitchen units with work surfaces over, inset ceramic sink, gas-fired hob with extractor over, electric oven, tiled flooring, understairs storage, log burner, integrated dishwasher, UPVC double glazed window to rear aspect.

### Utility Room

5' 9" x 5' 3" ( 1.75m x 1.60m )

Tiled flooring, floor and wall mounted fitted units, integrated fridge/freezer, UPVC double glazed window to side aspect, external entrance door to side aspect.

### Family Bathroom

Part tiled suite comprising low level w.c, shower cubicle, heated towel rail, radiator, hand wash basin, panel bath, shower cubicle, UPVC double glazed obscured window to front aspect.

### Landing

Solid timber flooring, UPVC double glazed window to side aspect.

### Bedroom 1

12' 2" x 10' 9" ( 3.71m x 3.28m )

Solid timber flooring, radiator, airing cupboard, feature victorian fireplace, UPVC double glazed window overlooking front aspect.

### Bedroom 2

11' 11" x 10' 10" ( 3.63m x 3.30m )

Solid timber flooring, radiator, UPVC double glazed window overlooking rear aspect.

## Outside

The property is accessed via a short gravel track, which also provides off-road parking, leading to the enclosed front garden, which is laid to shingle with a paved pathway to the front entrance. The borders are decorated with mature shrubs and timber fences.

To the side, another access grants accessibility to the utility room and outbuilding which houses plumbing for a washing machine.

## Location

The bustling market town of Watton is located approximately 25 miles west-southwest of Norwich and 14.5 miles northeast of Thetford. The town has a range of amenities including a supermarket, chemist, infant, junior and secondary schools, together with a weekly market that has lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood. Attleborough train station is only 8.8 miles away, with a regular service to Norwich and Cambridge.



**view this property online** [williamhbrown.co.uk/Property/WAT108078](http://williamhbrown.co.uk/Property/WAT108078)



**welcome to**

## **Griston Road, Watton Thetford**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Charming 2 bedroom detached cottage
- UPVC double glazed windows and gas-fired central heating

Tenure: Freehold EPC Rating: D

guide price

**£160,000**



**view this property online** [williamhbrown.co.uk/Property/WAT108078](http://williamhbrown.co.uk/Property/WAT108078)

Please note the marker reflects the postcode not the actual property



Property Ref:  
WAT108078 - 0007

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.



**william h brown**



**01953 881951**



[Watton@williamhbrown.co.uk](mailto:Watton@williamhbrown.co.uk)



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**