



The Oval, Saham Toney Thetford IP25 7HW

welcome to

The Oval, Saham Toney Thetford

> > AUCTION! A two bedroom semi-detached bungalow, offered in the traditional method of auction and vacant possession. Boasting two spacious bedrooms, family bathroom, kitchen, lounge and plenty of outside space. Located within the sought-after village of Saham Toney.



The Accommodation

Entrance Hall

Carpet flooring, radiator, loft hatch access

Lounge

14' 5" x 9' 7" (4.39m x 2.92m)

Carpet flooring, radiator, UPVC double glazed window to front aspect, electric fire.

Kitchen

11' 7" x 8' 10" (3.53m x 2.69m)

A range of floor and wall mounted units with work surfaces over, space for cooker, pantry cupboard, tiled flooring, UPVC double glazed window to rear aspect.

Bedroom 1

11' 2" x 10' 8" (3.40m x 3.25m)

Carpet flooring, radiator, UPVC double glazed window front aspect.

Bedroom 2

9' 1" x 8' 2" (2.77m x 2.49m)

Carpet flooring, radiator, UPVC double glazed window to rear.

Bathroom

Fully tiled suite comprising low level w.c, hand wash basin, panel bath, UPVC double glazed window to rear aspect.

Outside

The outside space boasts front and rear gardens, which are mainly laid to lawn with a patio seating area, shed, and is bordered by hedging and fencing.

Location

The popular village of Saham Toney is approximately two miles from Watton and eight miles from Swaffham. Within the village there is a public house called The Old Bell, a well regarded hotel, the Broom Hall Country Hotel and the property is within a short distance to the Richmond Park Golf Course.

Auction Information

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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The Oval, Saham Toney Thetford

- AUCTION DATE: 30th July 2024
- Two bedroom semi-detached bungalow
- Front & rear gardens
- Family bathroom
- On-street parking

Tenure: Freehold EPC Rating: Awaited

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108377 - 0002

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william h brown



01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk