



Church Street, Ashill Thetford IP25 7AW

welcome to

Church Street, Ashill Thetford

> > CHARACTER FEATURES! A three bedroom mid-terraced cottage with NO ONWARD CHAIN, presented in great order throughout and boasting a large garden, open plan kitchen/diner, bathroom suite, three spacious bedrooms, character features and much more!



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

External entrance door opening to:

Lounge

12' 7" x 12' 2" (3.84m x 3.71m)

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

Dining Room

19' 9" x 11' 3" (6.02m x 3.43m)

Tiled flooring, radiator, understairs storage, UPVC double glazed windows to side aspects, glass ceiling skylight.

Kitchen

13' 5" x 7' 5" (4.09m x 2.26m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset hob with extractor over, built-in oven, sink and drainer, UPVC double glazed window to rear aspect, tiled flooring.

Bedroom 1

12' 8" x 12' 7" (3.86m x 3.84m)

Laminate flooring, radiator, built-in storage, fireplace, UPVC double glazed window to front aspect.

Bedroom 2

10' 2" x 7' 1" (3.10m x 2.16m)

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

Bedroom 3

9' 5" x 7' 11" (2.87m x 2.41m)

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



Family Bathroom

Suite comprising low level w.c, hand wash basin, panel bath with shower fixture over, radiator, UPVC double glazed window to rear aspect.

Outside

The property benefits from a smaller front garden which is mainly laid to gravel. To the rear, a segmented garden provides a wonderful space to unwind and relax, enjoying views of the Ashill church. The garden is private and can be fully enclosed.

Location

Ashill is a village located just under 4 miles from the bustling town of Watton and 6 miles from the historic market town of Swaffham. There is a public house/restaurant, primary school, a parish church that dates from the 14th century and a store providing general groceries and convenience items, opening from early morning to late in the evening. The village centres on the green and a lovely duck pond. The community centre complex provides Ashill with a main event hall and a large grassed playing field for sporting activities. The village caters for all age ranges including a kids club and also camping and touring sites. The community hosts a variety of community groups and a regular programme of activities such as quiz nights, sport events and more. Mobile services such as a fish and chip van and library often visit the village.

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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Church Street, Ashill Thetford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom mid-terraced cottage
- Character features

Tenure: Freehold EPC Rating: E

guide price

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108402 - 0007

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