





Canon Close, Watton Thetford IP25 6RF



welcome to

Canon Close, Watton Thetford

> NO ONWARD CHAIN! This three-bedroom detached bungalow situated in a cul-de-sac location offers much potential with a garage and driveway parking. Call us today to arrange your viewing!













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, jamsold 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 Halll

Tiled flooring, doors leading to all rooms, two radiators both on side walls, loft access

Lounge

21' 8" x 11' 7" (6.60m x 3.53m)

Central electric fireplace, bay window to front and double-glazed window to the side, wooden flooring, two radiators both on to side walls

Kitchen

11' 9" x 8' 11" ($3.58m \times 2.72m$) range of base and wall level units, complementary

rolled edge work surfaces, space for oven, extractor hood, space for fridge freezer, space for washing machine, centralised breakfast bar, inset 1.5 sink and drainer basin, tiled flooring, UPVC double glazed door to side aspect and window.

Bedroom 1

11' 6" x 9' 9" (3.51m x 2.97m)

Wood effect flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 2

10' 1" x 9' 8" ($3.07m \times 2.95m$) Carpet flooring, radiator, UPVC double glazed window to side aspect.

Bedroom 3

11' 5" x 7' 9" (3.48m x 2.36m) Carpet flooring, radiator, UPVC double glazed rear aspect.

Family Bathroom

Panelled bath with overhead shower, pedestal hand wash basin, UPVC double glazed frosted window to side aspect.

Separate Toilet

Low level W.C., tiled flooring, UPVC frosted double glazed window to side aspect.

Outside

To the front of the property, it is mostly concrete driveway with some shingle to the side leading to the garage and provides parking for a number of cars., elevating the front of the property there is a brickbuilt wall.

To the rear of the property, it is mostly patio with some areas laid to lawn and some wooden decking, a number of varying sized wooden outbuildings.

Location

Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with 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

The City of Norwich is approx. a 30-minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Three Bedroom Detached Bungalow

Tenure: Freehold EPC Rating: D

Council Tax Band: B

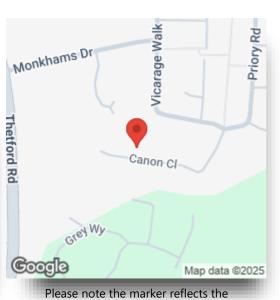
guide price

£175,000









postcode not the actual property

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Property Ref: WAT108733 - 0005 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.





01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk

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.