

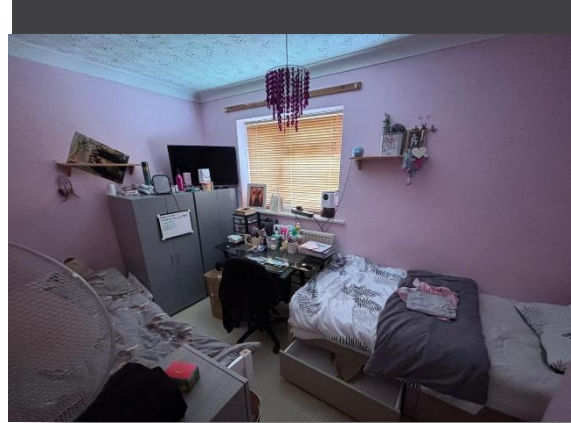


Thyme Close, Thetford, IP24 2YA

welcome to

Thyme Close, Thetford

FOR SALE VIA TRADITIONAL AUCTION! Auction Date: Tuesday 23rd June 2026. A chain free semi-detached home in a popular Thetford location, offering three bedrooms, spacious kitchen/diner and a surprisingly generous rear garden!



The Accommodation

Entrance door to:

Entrance Hall

With door to side.

Lounge

With TV point, stairs to the first floor landing, door leading out to the rear garden and radiator.

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, electric oven, electric hob, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, window to front, door to rear and radiator.

First Floor Landing

Bedroom One

With built in wardrobes, window to front and radiator.

Bedroom Two

With window to front and radiator.

Bedroom Three

With window to rear and radiator.

Bathroom

With W.C, wash hand basin, bath with shower attachment over, window to rear and radiator.

Outside

Front Garden

To the front of the property, there is a garden which is largely lawned with a driveway, providing space for off road parking and access to:

Garage

With up and over door to front and power and light connected.

Rear Garden

To the rear, the enclosed garden is also largely laid to lawn.

Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

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 price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Continued

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Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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Thyme Close, Thetford

- FOR SALE VIA TRADITIONAL AUCTION!
- Auction Date: Tuesday 23rd June 2026
- Semi-Detached House, Sold with No Chain!
- Three Bedrooms
- Larger than Expected Rear Garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£140,000

view this property online williamhbrown.co.uk/Property/THF108414



Property Ref:
THF108414 - 0003

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.

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Please note the marker reflects the postcode not the actual property



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