



**Jubilee Road, Watton Thetford IP25 6BJ**

**welcome to**

**Jubilee Road, Watton Thetford**

>> Detached Bungalow- featuring a lounge, kitchen, bathroom, detached garage, private driveway, and enclosed rear garden — an excellent investment opportunity with great potential.



## **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.

## **Entrance Hall**

Carpet flooring, Storage cupboard, Double glazed window to the side aspect, Loft access

## **Lounge**

16' 5" x 14' ( 5.00m x 4.27m )  
Carpet flooring, Two Radiators, Double glazed windows to the front and side aspect

## **Kitchen**

10' 7" x 9' 8" ( 3.23m x 2.95m )  
Tiled flooring, Radiator, Double glazed window to the side aspect, Frosted double glazed door to the side aspect, Inset 1.5 sink/drain, Complimentary rolled edge work surfaces, Space for washing machine, Space for oven, Tiled splashback, Extractor hood

## **Bathroom**

Vinyl flooring, Pedestal handwash basin, Low level WC, Shower cubicle, Radiator, Double glazed frosted window to the front aspect

## **Bedroom 1**

12' 11" x 10' 7" ( 3.94m x 3.23m )  
Carpet flooring, Radiator, double glazed window to the rear aspect

## **Bedroom 2**

10' 4" x 9' ( 3.15m x 2.74m )  
Carpet flooring, Radiator, Double glazed sliding door to the rear aspect,

## **Garage**

16' 6" x 7' 9" ( 5.03m x 2.36m )



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## Jubilee Road, Watton Thetford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Two Bedrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT108931 - 0005

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