



**Meadow View, Ploughboy Lane, Saham Hills Thetford IP25 7JN**

**welcome to**

**Meadow View Ploughboy Lane, Saham Hills Thetford**

**\*\* NO ONWARD CHAIN \*\*** A beautifully renovated detached three-bedroom home in peaceful Saham Hills, featuring new plumbing, boiler, EV charger and a gated entrance. Ready to move into and perfectly placed for local amenities.



## **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**

Wood effect flooring, Radiator, UPVC door, Glass block window, Stairs to the first floor, exposed beams.

## **Cloakroom WC**

Tiled flooring, Radiator, Low-level WC, Handwash basin, Frosted double glazed window to the rear aspect

## **Lounge**

Carpet flooring, Radiator, Double glazed window to the front aspect, Spot lighting, Double glazed bi-fold doors to the rear aspect

## **Kitchen/Diner**

Wood effect flooring, Double glazed windows to the front, rear and side aspect, Range of wall mounted low-level units, Complimentary squared-edge worksurfaces, soft close drawers, Inset ceramic 1.5 sink/drain, Central island breakfast bar with low-level cupboards, Brand new range style cooker, Brand new extractor hood, Double glazed door to the rear, Two storage cupboards, American style fridge freezer

## **Utility Room**

Wood effect flooring, Radiator, Double glazed door to the side aspect, Range of wall mounted low-level units, Complimentary squared edge worksurfaces, Integrated washing machine, integrated dishwasher, Ceramic sink, Combi oil boiler

## **First Floor Landing**

Radiator, Double glazed windows to the side and rear aspect, Stained glass window, Exposed beams

## **Bedroom One**

Wood effect flooring, Double glazed windows to the rear and side aspect, Two Radiators, Large Velux window, Walk-in wardrobe, Loft access

## **En-Suite**

Tiled flooring, Frosted double glazed window to the rear, Double-sized walk-in tiled shower, Extractor fan, Wall mounted heated towel rail, Low-level WC, Pedestal handwash basin

## **Bedroom Two**

Wood effect flooring, Radiator, Double glazed window to the front aspect, Exposed beams, Stained glass windows

## **Bedroom Three**

Wood effect flooring, Double glazed window to the front aspect, Radiator, Velux window

## **Bathroom**

Tiled flooring, Velux window, Frosted glass tiles, Exposed beams, Panelled bath and overhead tiled shower

## **Agents Note**

What Three Words Location -  
///basin.aimed.carpentry



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welcome to

## Meadow View Ploughboy Lane, Saham Hills Thetford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Newly Renovated!
- New Plumbing, Boiler & EV Charging point

Tenure: Freehold EPC Rating: D

Council Tax Band: B



Total floor area 138.6 m<sup>2</sup> (1,492 sq.ft.) approx  
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.propertybox.co



guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108986 - 0008

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