



Hamilton Close, Watton Thetford IP25 6EX

welcome to

Hamilton Close, Watton Thetford

>>UK'S BIGGEST OPEN HOUSE EVENT !! Sale by Modern Auction ,Spacious 3-bedroom detached home in a quiet Watton cul-de-sac. Property features a low-maintenance garden, gas central heating, and double glazing. Close to town centre and 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

Carpet flooring, Radiator, UPVC door to the front aspect, Stairs to the first floor

Cloakroom Wc

Wood effect flooring, Radiator, Pedestal handwash basin, Low-level WC

Lounge

19' 6" x 18' 3" (5.94m x 5.56m)
L-Shaped room - carpet flooring, double glazed windows dual aspect to the front and side, 3 Radiators, Central gas fireplace

Kitchen

16' 11" x 7' 8" (5.16m x 2.34m)
Wood effect flooring, Range of wall mounted low level units, Complimentary rolled edge work surfaces, UPVC double glazed door to the rear, Double glazed window to the rear, Radiator, Eye level built in oven, inset 1.5 sink/drain, Inset gas hob, Space for washing machine, Space for fridge freezer, Extractor hob

First Floor Landing

Carpet flooring, Radiator, Loft access, Airing cupboard, Storage cupboard

Bedroom 1

12' 5" x 11' 8" (3.78m x 3.56m)
Carpet flooring, Double glazed window to the front aspect, Built in wardrobe, Radiator

Bedroom 2

11' 3" x 10' 8" (3.43m x 3.25m)
Carpet flooring, Double glazed window to the rear aspect, Radiator,

Bedroom 3

7' 9" x 7' 8" (2.36m x 2.34m)
Carpet flooring, Double glazed window to the rear, Radiator, Storage cupboard

Bathroom

Carpet flooring, wall mounted low level WC, Pedestal handwash basin, Vanity cupboard, Frosted double glazed window to the side aspect, Wall mounted heated towel rail, Double walk-in shower

Outside

To the rear of the property there is a fully enclosed garden, laid to lawn with a patio area and two wooden sheds. A private gate at the rear of the garden allows for access and a personal door to the garage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of

carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/WAT108893



welcome to

Hamilton Close, Watton Thetford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached 3-Bedroom Home
- OPEN HOUSE 25TH SEPTEMBER 11 - 12PM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108893



Property Ref:
WAT108893 - 0008

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.

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.



william h brown



01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk