



**Chapel Street Flats Chapel Street, Shipdham THETFORD IP25
7LB**

welcome to

Chapel Street Flats Chapel Street, Shipdham THETFORD

>> GROUND FLOOR FLAT! Located in the popular village of Shipdham, offering modern living with a rural feel. The property features a contemporary kitchen, UPVC double glazing, two double bedrooms, and allocated parking, along with a low-maintenance front garden.



Lounge/Diner

Carpet flooring, UPVC double glazed window to the front aspect, Storage heater, UPVC double glazed door to the front aspect

Kitchen

Vinyl floor, UPVC Double glazed window to the front aspect, Range of wall-mounted low-level units, Complimentary rolled edge units, Inset 1.5 sink/drain, Inset induction hob, Inset electric oven, Extractor hood, Space for washing machine, dishwasher and fridge freezer

Hallway

Carpet flooring, Door to every room

Bedroom One

Carpet flooring, UPVC double glazed window to the rear aspect, Storage heater

Bedroom Two

Carpet flooring, UPVC double glazed window to the rear aspect, Storage heater

Bathroom

Vinyl flooring, Panelled bath with shower overhead, Pedestal handwash basin, Low-level WC, Airing cupboard

Agent's Note

The Leasehold is currently going through the process of being extended. Any questions please contact the office.

Agent's 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.



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Chapel Street Flats Chapel Street, Shipdham THETFORD

- Well-Presented Ground Floor Flat
- Contemporary Kitchen
- Allocated Parking
- Two Double Bedrooms
- Low-Maintenance Front Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£125,000



Total floor area 60.5 m² (651 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), spaces 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. The liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.propertybox.co.uk

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Please note the marker reflects the
postcode not the actual property



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Property Ref:
WAT108780 - 0011

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.



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