



Dereham Road, Watton Thetford IP25 6ER

welcome to

Dereham Road, Watton Thetford

Spacious two-bedroom flat located in the heart of Watton, set within a characterful Grade II listed building. Featuring two double bedrooms, exposed beams, allocated parking, and excellent potential for improvement, all within easy walking distance of 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, Wooden door to the front aspect

Cloakroom WC

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

Lounge

Carpet flooring, Single glazed windows to the front and side aspect, Electric storage heater, Feature fireplace

Kitchen

Wood effect flooring, Single glazed windows to the front aspect, Range of wall mounted units, Complementary rolled edge work surfaces, Integrated oven, Extractor hood, Tiled splashback, Ceramic hob, Storage cupboards, 1.5 sink/drainers, Electric storage heater, Exposed beams

Utility Room

Wood effect flooring, Low-level units, Complementary rolled edge work surfaces, 1.5 sink/drainers, Extractor fan, Wooden door to the side aspect, Single glazed window to the side aspect, Airing cupboard

Bedroom One

Carpet flooring, Single glazed windows to the front and side aspect, Electric storage heater

Bedroom Two

Carpet flooring, Single glazed window to the front aspect, Electric storage heaters, Storage cupboard, Spotlights

Bathroom

Wood effect flooring, Wall mounted heated towel rail, Panelled bath and overhead shower, Low-level WC, Vanity handwash basin with storage

Agent's Note

The terms of lease, ground rent and service charges for this property are currently under review

Agent's Note

Some photographs shown have been digitally dressed for illustration purposes.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II Listed Building
- Two Spacious Double Bedrooms

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Total floor area 118.0 m² (1,275 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT109009 - 0005

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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