






**St. Martins Way, Thetford IP24 3PY**

william
h brown

***welcome to***

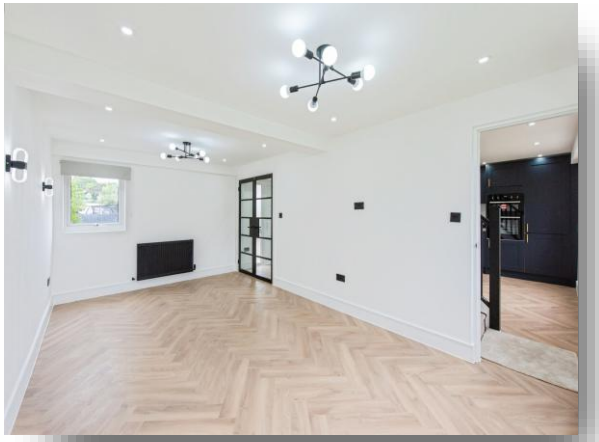
## St. Martins Way, Thetford

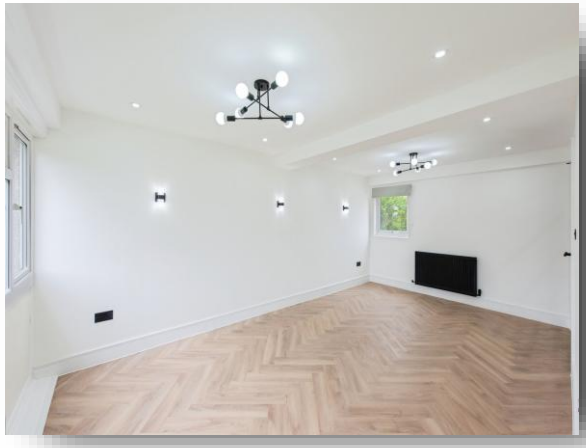
A fully renovated three bed mid terrace with a high spec finish in a very popular Thetford location! Boasting a kitchen/diner, en-suite to third bedroom, downstairs W.C stylish garden & garage to rear, plus no onward chain!













## 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 Door**
to

**Entrance Hall**
Door to front.

**W.C.**
Low level W.C. Wash hand basin.

**Living Room**
Dual aspect windows to both the front and rear. Two radiators.

**Kitchen / Diner**
Range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, space and plumbing for washing machine, space and point for gas cooker. Stairs to the first floor landing. Breakfast bar. Central heating boiler. Window to front.

**First Floor Landing**
Built in airing cupboard. Access to the loft space.

**Bedroom One**
Window to rear. Radiator.

**Bedroom Two**
Built in storage cupboard. Window to rear. Radiator.

**Bedroom Three**
Window to front. Radiator.

**En Suite**
Low level W.C, Wash hand basin. Shower enclosure with shower attachment over.

**Bathroom**
Low level W.C. Wash hand basin. Bath. Window to front. Radiator.

**Outside**
To the rear, the garden is largely laid to artificial lawn with a shingled area and paved patio.

**Garage**

**Note**
Please note that the property has recently undergone a full programme of refurbishments and improvements to include a new boiler, a full electrical re-wire, new consumer unit, updates to the water mains, a full re-plumbing and the installation of a gas cooker.  Please contact the Branch for any further details.

**Agents Note**
The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.

The property is being sold as seen, in its existing condition, and that prospective buyers are advised to carry out their own inspections, surveys and enquiries before bidding.

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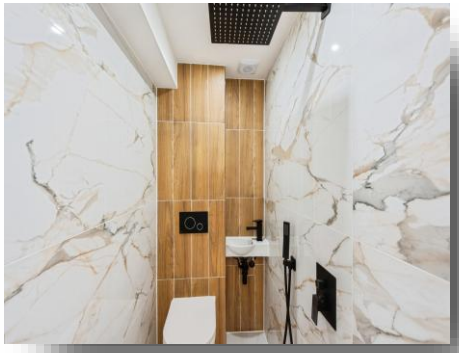
## St. Martins Way, Thetford

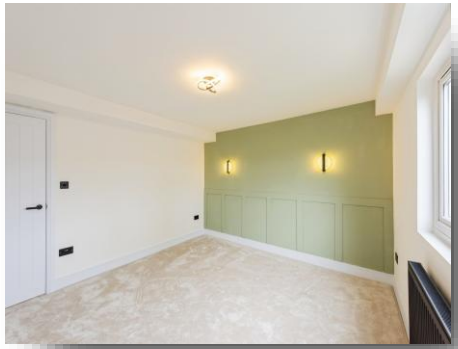
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sought After Residential Estate
- High End Kitchen/ Diner with Integrated Appliances

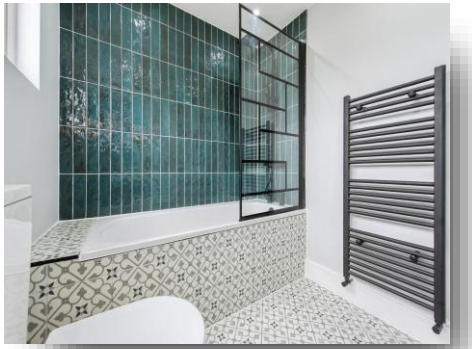
Tenure: Freehold
EPC Rating: C
Council Tax Band: A

guide price

# £150,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/THF108630

The Property Ombudsman

Property Ref:
THF108630 - 0003

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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