



St. Johns Way, Thetford, IP24 3NX

welcome to

St. Johns Way, Thetford

Offered with NO ONWARD CHAIN and set in the EVER POPULAR ST. JOHNS WAY, this THREE BEDROOM HOME presents a FANTASTIC OPPORTUNITY to renovate and personalise, all within EASY WALKING DISTANCE of THETFORD TOWN CENTRE and its excellent amenities and transport links.



Summary

Found in the ever popular St. Johns Way, an area well regarded by both home movers and investors alike, this three bedroom home offers generous accommodation and exciting potential throughout.

Perfectly positioned within easy walking distance of Thetford's town centre, along with its wide range of shops, amenities and excellent road, rail and bus links, this is a fantastic location for those looking to settle into a well connected and established part of town.

Inside, the accommodation is spacious and versatile and, while some modernisation is required, this presents a wonderful opportunity for the new owner to create a home tailored exactly to their taste and needs.

A welcoming entrance hall leads through to a good sized living room, a well proportioned kitchen and a conservatory to the rear, offering additional reception or dining space and a lovely connection to the garden.

Upstairs, there are three good sized bedrooms, along with a shower room and separate cloakroom, completing the accommodation.

Outside, the enclosed rear garden is largely laid to lawn and, much like the interior, offers excellent scope to be transformed into a peaceful and enjoyable outdoor space.

Overall, this is a home full of potential in a highly convenient location, and viewing is strongly recommended.

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.

The Accommodation

Entrance door to:

Entrance Hall

With door to front and radiator.

Living Room

With TV point, window to front and radiator.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, electric oven, space for

fridge/freezer, dual aspect windows to both the front and rear and radiator.

Utility Room

With space and plumbing for washing machine and doors to both the front and rear.

Conservatory

With door leading out to the rear garden.

First Floor Landing

Bedroom One

With window to front and radiator.

Bedroom Two

With built in wardrobes, dual aspect windows to both the front and rear and radiator.

Bedroom Three

With built in storage cupboard, window to front and radiator.

Shower Room

With wash hand basin with taps over, shower cubicle with shower attachment over, window to rear and radiator.

Cloakroom

With low level W.C and window to rear.

Outside

To the rear of the property, the enclosed rear garden is largely laid to artificial lawn.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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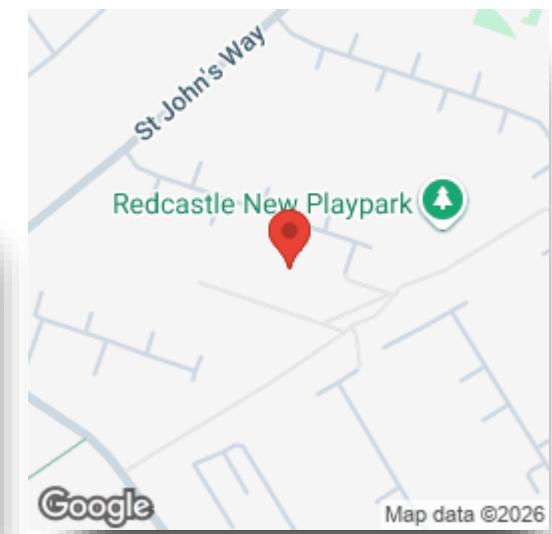
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Home, Sold with No Chain!
- Popular St. Johns Way Location
- A Great First Time Buy or Investment
- Living Room, Kitchen & Conservatory to the Ground Floor
- First Floor Shower Room with Separate Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£130,000



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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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