



**Redhill Park, Watton Thetford IP25 6RP**

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**Redhill Park, Watton Thetford**

> > NO CHAIN! A delightful two-bedroom park home, situated in a sought-after over 55s residential park. Boasting UPVC double glazing, gas-fired central heating, kitchen/diner, lounge and outside boasts a wrap round garden with a detached garage.



### **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**

Double glazed door with front aspect, fitted carpet, radiator

### **Lounge**

11' 2" x 10' 7" ( 3.40m x 3.23m )  
Fitted carpet, radiator, double glazed window with side and front aspect, double glazed door with front aspect

### **Kitchen / Dining Room**

11' 3" x 10' 6" ( 3.43m x 3.20m )  
Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in electric double eye-line oven, electric hob with cooker hood over, built in fridge freezer, plumbing for washing machine, radiator, space for dining table and chairs, UPVC double glaze windows with front and rear aspect

### **Bedroom 1**

9' 9" x 8' 2" ( 2.97m x 2.49m )  
Fitted carpet, radiator, double glazed window with front aspect, built in wardrobes

### **Bedroom 2**

8' 2" x 4' 6" ( 2.49m x 1.37m )  
Fitted carpet, radiator, double glazed window with rear aspect

### **Family Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, UPVC double glazed side window.

### **Outside**

There is a wrap round low maintenance garden with parking to the front.

### **Location**

The bustling market town of Watton is located approximately 25 miles west-southwest of Norwich and 14.5 miles northeast of Thetford. The town has a range of amenities including a supermarket, chemist, infant, junior and secondary schools, together with a weekly market that has lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts,



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## Redhill Park, Watton Thetford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Presented Well Throughout

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

**£40,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108743 - 0017

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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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