



Salmond Road, Watton Thetford IP25 6JF

welcome to

Salmond Road, Watton Thetford

Charming two-bedroom home in Watton! Well-located near schools and transport, this spacious property features a kitchen/diner, conservatory, two double bedrooms, and a family bathroom. A perfect fit for families and professionals.



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, iam sold 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 iam sold 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

Front door entrance, carpet flooring, wooden door to kitchen, small double glazed window, stairs leading to first floor

Lounge

13' 9" x 12' 2" (4.19m x 3.71m)
Carpet flooring, radiator, French doors leading to conservatory, central electric fireplace,

Conservatory

10' 2" x 9' 1" (3.10m x 2.77m)
Tiled flooring, UPVC double glazed all around windows, door to rear garden

Kitchen/Diner

21' 3" x 8' 2" (6.48m x 2.49m)
Tiled flooring (in Kitchen), 1.5 inset sink, space for washing machine, space for fridge freezer, space for oven, double glazed window to front aspect, range of wall-mounted low-level units, carpet flooring (in Diner), double glazed rear door to the side aspect

Landing

Carpet flooring, airing cupboard, storage cupboard, loft access

Bedroom 1

12' 7" x 10' 6" (3.84m x 3.20m)
Carpet flooring, double glazed window to the rear aspect, radiator, built in storage cupboards

Bedroom 2

12' 7" x 8' 2" (3.84m x 2.49m)
Carpet flooring, radiator, double glazed window to the rear aspect, storage cupboard

Bathroom

Carpet flooring, shower cubical, handwash basin, panelled bath. radiator, double glazed frosted window to side aspect, double glazed window to front aspect

WC

carpet flooring, double glazed frosted window to side aspect



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- >>No Onward Chain!
- Generous Kitchen/Diner

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

guide price

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT106640 - 0009

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