



## Painter Street, Thetford, IP24 1AR

£140,000

TO BE SOLD BY MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

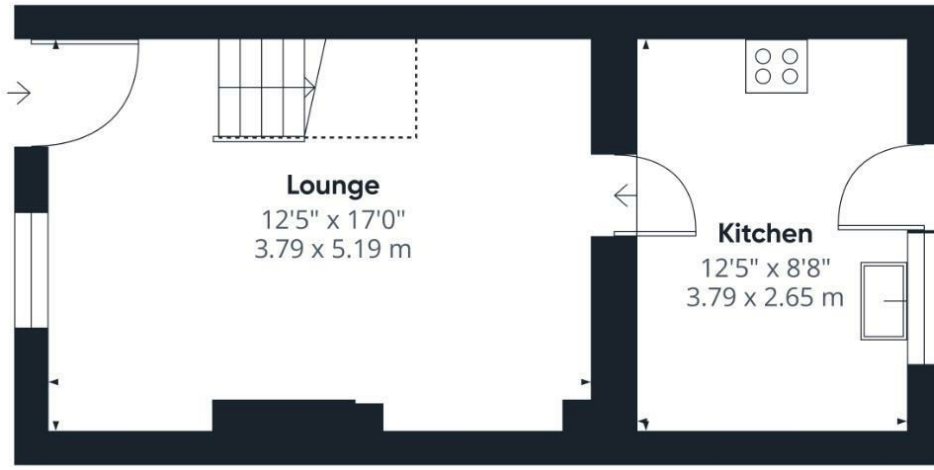
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

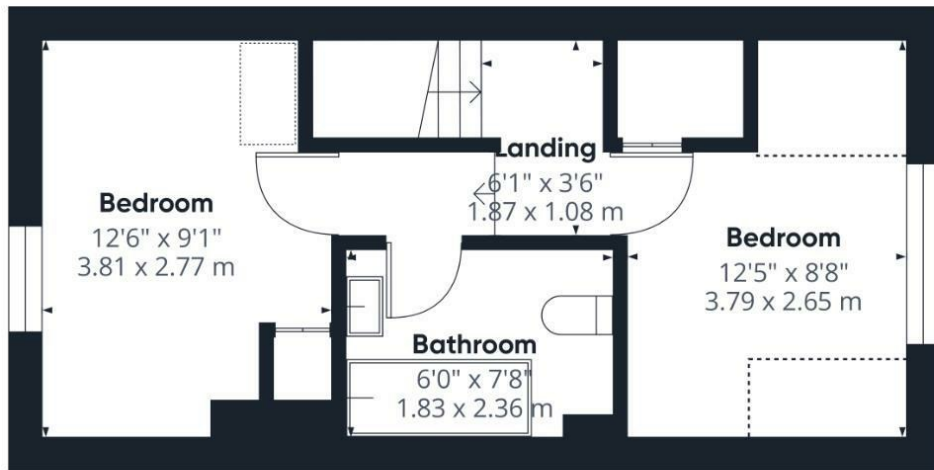
- ALL LOCAL AMENITIES ON YOUR DOORSTEP
- IDEAL FIRST HOME OR INVESTMENT PURCHASE
- BRICK & FLINT COTTAGE
- TWO BEDROOMS
- OFFERED ON A CHAIN FREE BASIS
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO THETFORD BUS INTERCHANGE
- END TERRACED
- ENCLOSED REAR GARDEN
- VIEWINGS HIGHLY ADVISED



Council Tax Band: A - EPC Rating: null



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

606 ft<sup>2</sup>  
56.3 m<sup>2</sup>

Reduced headroom

.45 ft<sup>2</sup>  
4.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

