

77 Hythe Road - Guide Price £140,000

Methwold Thetford IP26 4PX

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Guide Price £140,000

The Property

INVESTMENT OPPORTUNITY! Nestled on Hythe Road in the charming village of Methwold, Thetford, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Situated in a peaceful area, this home benefits from the tranquility of village life while still being within easy reach of local amenities. Methwold offers a sense of community and charm, making it an attractive place to live.

This property presents an excellent opportunity for those looking to settle in a serene environment without sacrificing accessibility to nearby towns and services. Whether you are a first-time buyer or seeking a new family home, this mid-terrace house on Hythe Road is certainly worth considering.

Agent's Note:
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

AGENTS NOTE

Please be advised that the sale of this property is subject to Grant of Probate being granted.

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. Payment varies but will be no more than £450.00. These services are optional.

Features

- **THREE BEDROOM MID-TERRACE HOUSE**
- **TWO SPACIOUS RECEPTION ROOMS**
- **LARGE REAR GARDEN**
- **IDEAL RENOVATION PROJECT**
- **UTILITY ROOM**
- **CHARMING VILLAGE POSITION**
- **CLOSE TO LOCAL AMENITIES**
- **GREAT POTENTIAL**
- **EX-LOCAL AUTHORITY PROPERTY**
- **VIEWING RECOMMENDED**



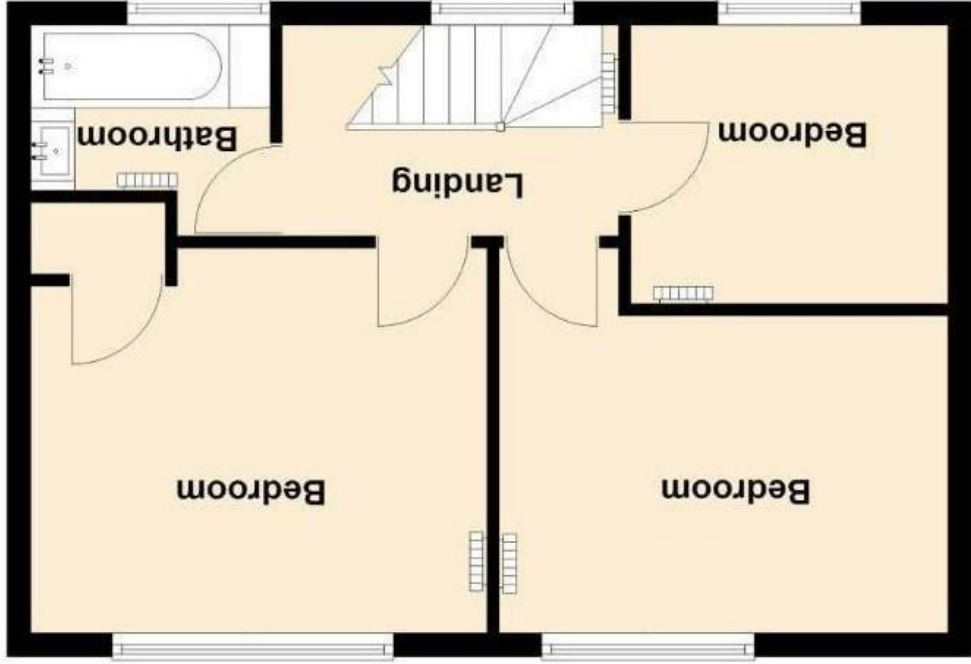


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (45-54) F (31-44) G (1-30) Not energy efficient - higher running costs	
72	62



Ground Floor



First Floor

36 High Street, Brandon, Suffolk, IP27 0AQ
 T: 01842 813466
 E: brandon@shiresestateagents.co.uk