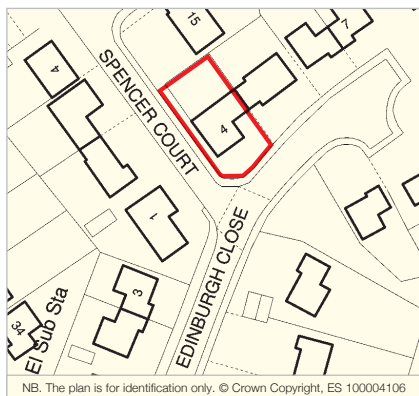


**Watton**

**4 Edinburgh Close,  
Norfolk  
IP25 6XJ**

- **A Freehold Bungalow**
- Providing Two Bedroom Accommodation
- Site Area Approximately 0.031 Hectares (0.077 Acres)
- Garden and Garage
- Possible Potential for Extension subject to all consents being obtained

**Vacant Possession****To View**

The property will be open for viewing every Wednesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**

Messrs Bhakar Tomlinson Limited  
(Ref: Mr Gurcharan Bhakar).  
Tel: 01952 270555.  
Email: gb@bhaktom-solicitors.co.uk

**VACANT – Freehold Bungalow****Tenure**

Freehold.

**Location**

The property is located on the east side of Edinburgh Close. A range of shops and amenities is available nearby along Watton High Street to the north, with the more extensive facilities of Norwich being accessible to the east. Rail services run from Kimberley Park Station, providing direct access to Norwich. A bus service is provided on Watton High Street, whilst the property also benefits from the A47 being accessible nearby. The open spaces of Thetford Forest Park are to the south.

**Description**

The property comprises a bungalow beneath a pitched roof. The property benefits from a garage, a conservatory and a garden to the rear with a timber shed and a greenhouse.

**Accommodation**

Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin, Conservatory

**Planning**

Local Planning Authority: Breckland Council.  
Tel: 01362 656870.

The property may afford possible potential for extension, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.