



**Watch House Cottages Watch House Hill, Mettingham Bungay NR35
1TB**

welcome to

Watch House Cottages Watch House Hill, Mettingham Bungay

William H Brown Bungay are thrilled to present this TWO bedroom End-Terraced home in the village of Mettingham. The home consists of a Entrance Porch, Lounge, Open Plan Kitchen/Diner, Downstairs Shower Room and two DOUBLE bedrooms upstairs. Parking is available to the front via a shared driveway.



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.

William H Brown are delighted to present Via modern method of auction this TWO bedroom End terrace with ample scope to make personal for a range of buyers. Situated on the edge of the historic market town of Bungay, the property benefits from lovely field views and yet is close to local cafes and a convenient short distance from the town centre. This property is not only set back from the road, but in addition has a split-level spacious Kitchen/Diner, Separate Lounge and a Downstairs Shower room. Upstairs, there are TWO DOUBLE bedrooms with windows to either the front or rear of the property, letting

in natural light. The location and size of the property make it ideal for First Time Buyers, Investors or those who are seeking to downsize in a quiet and charming area.

Accommodation

Ground Floor

Entrance Hall

Plastered ceiling, Double glazed window to Rear aspect, Door leading to Kitchen.

Lounge

13' 4" x 10' 5" (4.06m x 3.17m)
Double glazed window to Front aspect, Overhead light fitting, Leading to Kitchen/Diner, Access to First floor landing, Radiator, Power points, Carpet flooring.

Kitchen/ Diner

16' 2" x 9' 5" (4.93m x 2.87m)
Double glazed window to Side access, Overhead light fitting, Wall and Base units with work surfaces, Stainless steel sink and drainer unit, Space for Cooker and Plumbing for Washing machine, Tiled flooring.

Shower Room

Double glazed window to Side aspect, Plastered ceiling, Overhead light fitting, WC, Sink, Shower Cubicle, Tiled flooring.

First Floor

Bedroom 1

15' 7" x 11' 8" (4.75m x 3.56m)
Plastered ceiling, Double glazed window to Front aspect, Overhead light fitting, Power points, Radiator, Carpet flooring.

Bedroom 2

10' 3" x 9' 2" (3.12m x 2.79m)
Plastered ceiling, Double glazed window to Rear aspect, Overhead light fitting, Power points, Carpet flooring.

Outside

Front Garden

Dropped kerb leading to Shared driveway, Parking available for multiple cars, Access to back door and Rear garden.

Rear Garden

Access into the property, Garden largely laid to lawn with timber sheds and greenhouse.

Agents Note

We understand that the neighbouring property forms part of the building and that easements are in place to maintain the shared septic tank. Please satisfy yourself and raise enquiry with your conveyancer.



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Watch House Cottages Watch House Hill, Mettingham Bungay

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sale by Modern Auction (T&Cs apply)
- Two Double Bedroom End-Terraced Home
- Laid to Lawn Rear Garden with Outside Storage
- ** Ideal for a Range of Purchasers **
- Downstairs Shower Room

Tenure: Freehold EPC Rating: F
guide price

£80,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BGY106362 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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