



Home Cottage Lows Lane, Palgrave Diss IP22 1AE

welcome to

Home Cottage Lows Lane, Palgrave Diss

This well presented 2-bedroom semi-detached home in Palgrave, featuring a spacious open-plan lounge/kitchen, a small conservatory, a ground floor bathroom, and two generous upstairs bedrooms. Offered with no onward chain and benefiting from off-road parking.

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.

Lounge / Kitchen

12' x 25' (3.66m x 7.62m)

Front door, window to front and rear aspect, radiators, wall and base units, built in sink, oven and cooker, extractor fan, tiled splash back, sport lights.

Conservatory

Window to rear aspect, boiler.

Landing

Small landing, carpet flooring.

Bedroom 1

11' 11" into recess x 11' 2" (3.63m into recess x 3.40m)

Window to front aspect, radiator, built in wardrobes, spot lights, carpet flooring.

Bedroom 2

9' 2" x 8' 7" (2.79m x 2.62m)

Window to rear aspect, radiator, loft hatch, carpet flooring.

Bathroom

Window to rear aspect, W/C, wash basin, shower cubical, tiled flooring.

Rear Garden

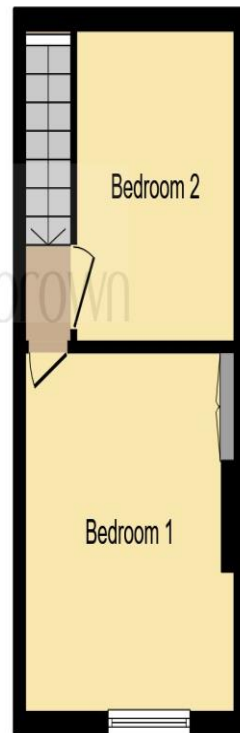
Oil tank, courtyard garden.

Parking

Off road parking, side gate access.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered with no onward chain
- 2-bedroom semi-detached house

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£160,000



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Property Ref:
DSS111151 - 0003

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