

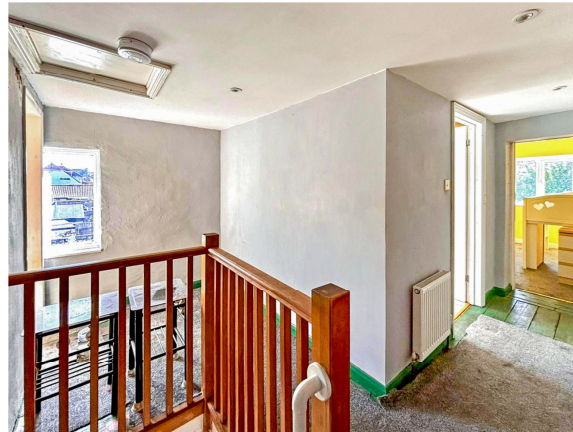


**Bexwell Road, Downham Market, PE38 9LQ**

**welcome to**

**Bexwell Road, Downham Market**

No onward chain! Situated in one of the most desirable areas of Downham Market, within easy walking distance to the town centre, lies this two bedroom semi-detached house. The property boasts a lounge, separate dining room, kitchen, 2 bedrooms, bathroom & enclosed rear garden - must be seen!



## 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, iam sold 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 iam sold 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Accommodation:

Double-glazed entrance door to:

### Dining Room

10' 3" x 7' 8" ( 3.12m x 2.34m )  
Double-glazed door to the front. Radiator. Tiled flooring.

### Lounge

17' 7" max x 11' 7" ( 5.36m max x 3.53m )  
Two double-glazed windows to the front. Radiator. Exposed brick fireplace with wood burning stove. Exposed wooden flooring. Stairs leading to the first floor landing.

### Kitchen

11' 7" x 9' 8" ( 3.53m x 2.95m )  
This fitted kitchen includes wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed window & double-glazed door to the front.

### First Floor Landing

Stairs from the lounge. Radiator. Loft access. Double-glazed window to the front.

### Bedroom One

13' 7" max x 12' 4" ( 4.14m max x 3.76m )  
Two double-glazed windows to the front. Radiator.

### Bedroom Two

10' 4" x 7' 8" ( 3.15m x 2.34m )  
Double-glazed window to the side. Radiator.

### Bathroom

Fitted with WC, pedestal wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the front.

### Outside

The rear garden is fully enclosed & is mainly laid to lawn, alongside a decking area. There is also a brick-built outbuilding to provide further storage space.

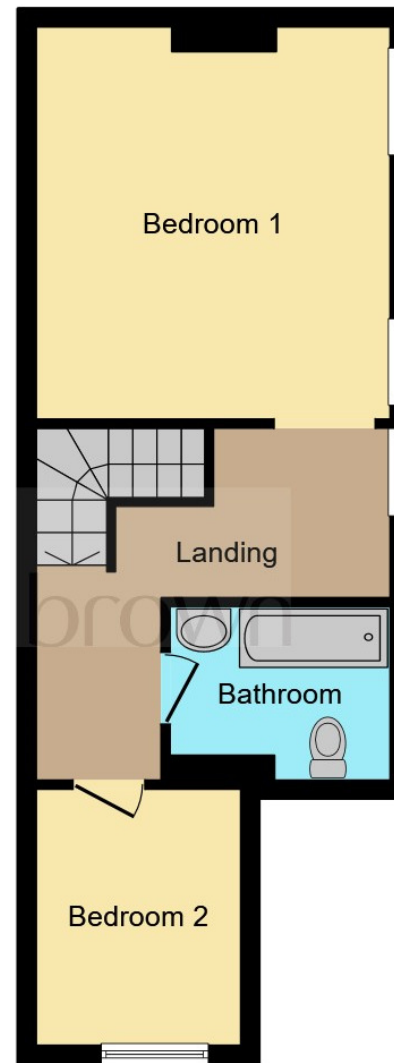


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**Ground Floor**



**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](http://www.focalagent.com)

welcome to

## Bexwell Road, Downham Market

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

Tenure: Freehold EPC Rating: D

guide price

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM111720 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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