



**Ouse Bridge, Denver, Downham Market, PE38 0EH**

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**Ouse Bridge, Denver, Downham Market**

A unique opportunity to purchase this well-presented, 3 bedroom semi-detached cottage, occupying a LARGE 1/3 ACRE PLOT (stms) with TWO BARNs & picturesque river & field views. The property offers a comfortable lounge, study & spacious conservatory, plus high levels of off-road parking. 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, 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 £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:

### Study

6' 1" x 6' 4" ( 1.85m x 1.93m )  
Double-glazed window to the front.

### Lounge

17' 7" x 11' 4" ( 5.36m x 3.45m )  
Double-glazed window to the front offering river & field views. Exposed brick fireplace with wood burning stove. Stairs leading to the first floor landing with under-stairs storage cupboard. Opening to:

### Kitchen

8' 9" x 12' 8" ( 2.67m x 3.86m )  
This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, a built-in electric oven & an electric hob. There is also space & plumbing for a washing machine. Heated towel rail. Double-glazed window to the rear.

### Additional Kitchen Space

2' 9" x 6' 9" ( 0.84m x 2.06m )  
Fitted with base unit with work surface over.

### Bathroom

Fitted with WC, wash hand basin & bath with shower over. Double-glazed window to the side.

### Conservatory

18' 1" max x 20' max ( 5.51m max x 6.10m max )  
Of brick & uPVC construction. Double-glazed French doors to the side & rear. Double-glazed windows to the side & rear. Door to:

### Store Room

11' 5" x 6' 2" ( 3.48m x 1.88m )

### First Floor Landing

Stairs from the lounge. Loft access.

### Bedroom One

10' 1" x 13' 8" max ( 3.07m x 4.17m max )  
Double-glazed window to the front offering river & field views. Radiator.

### Bedroom Two

16' 1" x 7' 9" ( 4.90m x 2.36m )  
Two double-glazed windows to the side offering river & field views. Radiator.

### Bedroom Three

9' 1" x 11' 9" ( 2.77m x 3.58m )  
Double-glazed window to the rear offering field views. Radiator. Two built-in wardrobes.

### Shower Room

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail.

### Outside

To the front of the property, the garden is mainly laid to lawn & boasts extensive river & field views. A gravelled driveway to the side of the property provides high levels of off-road parking for multiple vehicles. The generous rear garden is fully enclosed by timber fencing, and is mainly laid to lawn, alongside two large barns which offer plenty of potential for conversion subject to the correct planning permissions being granted. There is also a large concrete base already laid in preparation for the construction of an additional outbuilding/workshop.

### Barn / Workshop

38' 2" x 18' 5" ( 11.63m x 5.61m )

### Outbuilding

Split into two parts, comprising of:

### Room 1

9' 8" x 19' 5" ( 2.95m x 5.92m )  
Double-glazed windows to the front, side & rear.

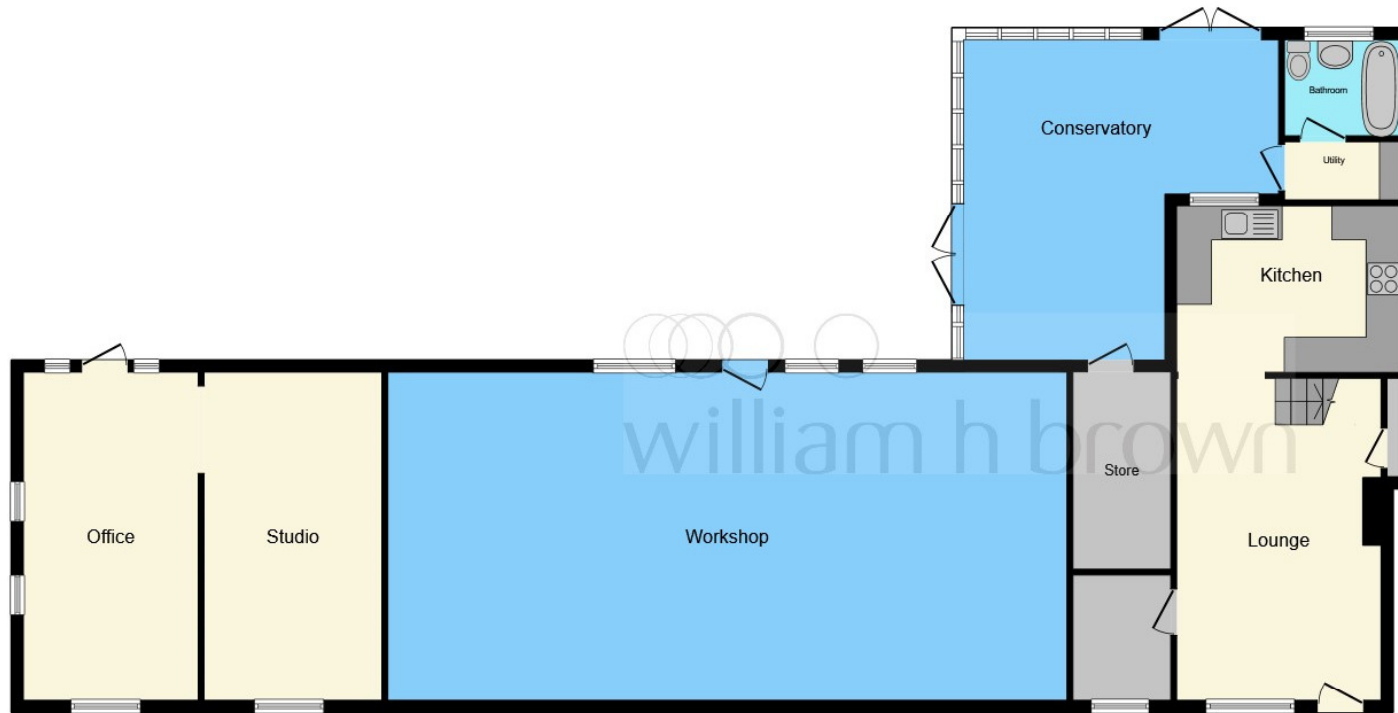
### Room 2

9' 6" x 19' ( 2.90m x 5.79m )  
Double-glazed window to the front.

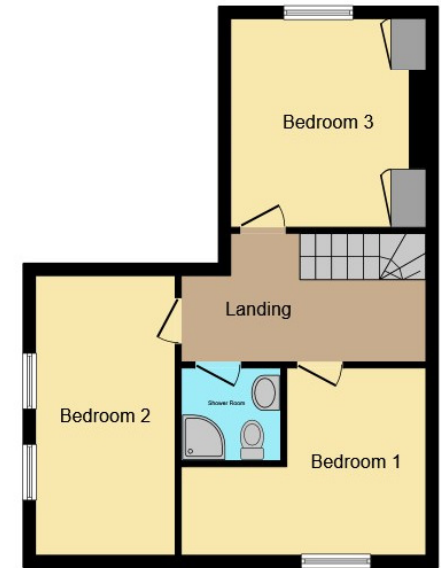


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**Ground Floor**



**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)

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## Ouse Bridge, Denver, Downham Market

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom semi-detached cottage
- Large 1/3 acre plot (stms) with two barns/outbuildings

Tenure: Freehold EPC Rating: E

guide price

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM111799 - 0005

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