



Cuckoo Road, Stow Bridge, King's Lynn, PE34 3NY

welcome to

Cuckoo Road, Stow Bridge, King's Lynn

AUCTION SALE 30TH JULY 2024 - For sale via William H Brown Auctions in association with Barnard Marcus Auctions on 30th July 2024 at 9.30am, at the De Vere Grand Connaught Rooms, 61-65 Great Queen Street, Covent Gardens, London, WC28 5DA. You can also bid online.

Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Loft access.

Lounge

17' 9" x 11' 9" (5.41m x 3.58m)

Double-glazed window to the front overlooking the garden & beyond with field views. Two radiators

Kitchen / Diner

10' 6" plus recess x 14' 6" (3.20m plus recess x 4.42m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, and an electric hob with cooker hood over. There is also a large walk-in pantry cupboard with fitted shelving, as well as space for a dishwasher & space for a fridge/freezer. Radiator. Two double-glazed windows to the front offering field views.

Utility Room

8' 8" x 7' 2" (2.64m x 2.18m)

Fitted with base units with work surfaces over. Stainless steel sink & drainer unit. Space & plumbing for both a washing machine & a tumble dryer. Radiator. Built-in storage cupboard. Double-glazed window to the front.

Conservatory

14' 3" max x 13' 2" max (4.34m max x 4.01m max)

Of brick & uPVC construction. Double-glazed windows to the front, side & rear, offering delightful field views. Double-glazed French doors to the front & rear. Radiator & electric heater.

Cloakroom

Fitted with WC. Tiled flooring.

Bedroom One

11' 4" x 14' 5" plus built-in wardrobes (3.45m x 4.39m plus built-in wardrobes)

Double-glazed windows to the side & rear. Radiator. Built-in wardrobes.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Double-glazed windows to the side & rear. Radiator.

Bedroom Three

7' 9" x 6' 8" max (2.36m x 2.03m max)

Double-glazed window to the rear. Radiator. Built-in wardrobes.

Wet Room

Fitted with WC, wash hand basin with vanity unit & shower. Heated towel rail & radiator. Fully tiled. Double-glazed window to the rear.





Outside

Double gates open to the large, gravelled driveway providing off-road parking for multiple vehicles & leading to the garage with electric up & over door. The large front garden is mainly laid to lawn & is enclosed by hedging & low fencing, allowing you to make the most of the extensive field views to the front of the property. The mature rear garden is fully enclosed & is mainly laid to lawn, alongside a patio area, hedged border & various plants & shrubs. There is also an allotment area, as well as two greenhouses & an outdoor tap.

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.



Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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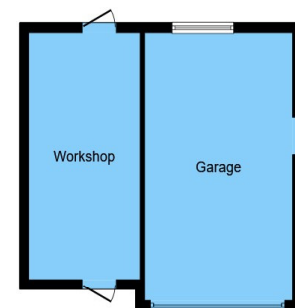
Cuckoo Road, Stow Bridge, King's Lynn

- ** AUCTION SALE 30TH JULY **
- Three bedroom detached bungalow
- Large plot with ample parking + garage
- Lounge & conservatory
- Utility room + wet room

Tenure: Freehold EPC Rating: D

guide price

£240,000



Outbuilding



Floor Plan

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
DHM111886 - 0003

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