



River Bank, Ten Mile Bank, Downham Market, PE38 0EW

welcome to

River Bank, Ten Mile Bank, Downham Market

A detached & fully refurbished former farmhouse, positioned within a rural & secluded location in the Norfolk countryside & bursting with character. This charming home boasts delightful field views & benefits from a newly fitted, contemporary kitchen, three reception rooms & generous rear garden.



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:

Double-glazed French doors to the front. Two double-glazed windows to the side.

Entrance Hall

Double-glazed door to the front. Stairs leading to the first floor landing.

Lounge

13' 9" x 14' 4" (4.19m x 4.37m)
Double-glazed window to the front. Radiator.
Fireplace. Under-stairs storage cupboard.

Dining Room

13' 6" x 11' 9" (4.11m x 3.58m)
Double-glazed windows to the front & side. Radiator.
Fireplace.

Kitchen

14' 1" x 9' 7" (4.29m x 2.92m)
This modern, newly-fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & an electric hob with cooker hood over. There is also space & plumbing for a washing machine & tumble dryer. Radiator. Double-glazed window to the side.

Conservatory

12' 1" x 9' 7" (3.68m x 2.92m)
Double-glazed windows to the sides and rear.
Radiator. Double-glazed door to the side leading to the rear garden.

First Floor Landing

Stairs from the entrance hall. Radiator. Double-glazed window to the rear.

Bedroom One

14' x 14' 5" max (4.27m x 4.39m max)
Double-glazed window to the front. Radiator.
Fireplace.

Bedroom Two

13' 6" x 11' 9" (4.11m x 3.58m)
Double-glazed window to the front. Radiator. Built-in storage cupboard.

Shower Room

Fitted with WC, wash hand basin & shower cubicle. Radiator. Built-in storage cupboard. Double-glazed window to the side.

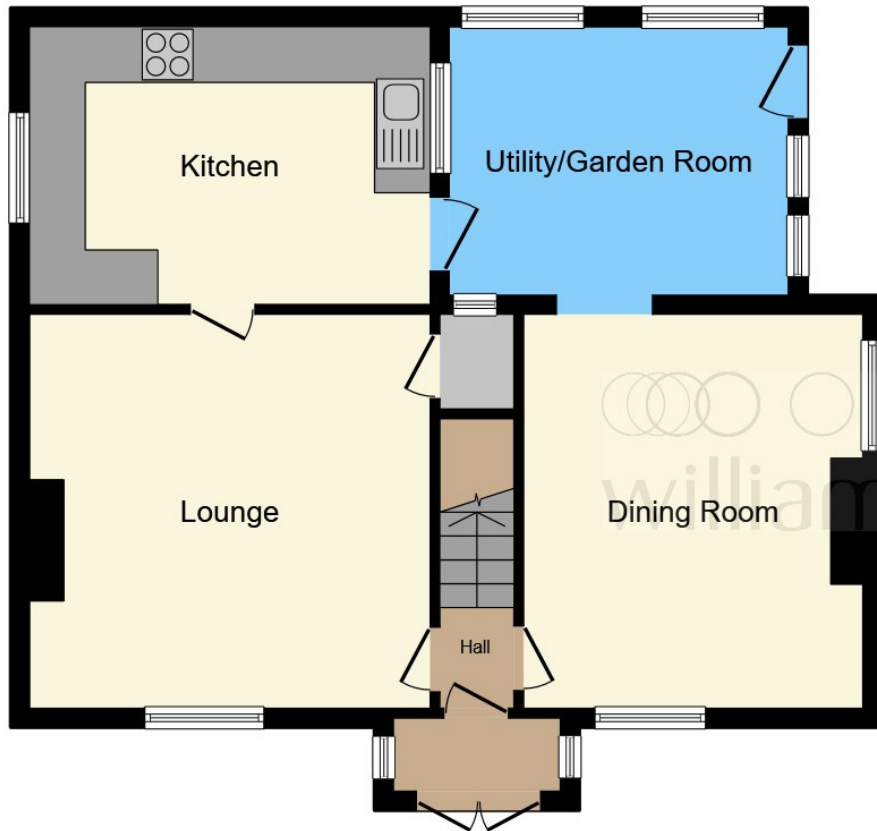
Outside

The property is approached via a farm track. There is a small garden to the front, enclosed by hedges, and to the side, a driveway provides off-road parking for several cars. To the rear, the substantial garden is approached via a garden path, and offers a variety of mature trees, shrubs and plants. There is also a summerhouse and a timber barn.



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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

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached period property
- Rural location, surrounded by fields

Tenure: Freehold EPC Rating: E

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111913 - 0002

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