



**Mill Lane, Downham Market, PE38 9QT**



**welcome to**

**Mill Lane, Downham Market**

Chain free! Sitting on an enviable plot within a quiet & desirable area of Downham Market, is this charming 3 bedroom cottage. The property boasts two reception rooms & comfortable bedrooms, alongside a large, mature rear garden & ample 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.



## Accommodation:

### Entrance Porch

Double-glazed entrance door to the side.

### Kitchen / Diner

10' 8" x 11' 1" ( 3.25m x 3.38m )

This fitted kitchen includes both 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. Single-glazed window to the side. Double-glazed window to the rear.

### Lounge

12' 4" x 11' 9" ( 3.76m x 3.58m )

Double-glazed window to the front. Radiator. Fireplace with gas fire.

### Dining Room

10' 6" x 13' ( 3.20m x 3.96m )

Double-glazed window to the front. Radiator. Fireplace (currently blocked up).

### Shower Room

Fitted with WC, wash hand basin & shower cubicle. Radiator. Airing cupboard. Double-glazed window to the rear.

### First Floor Landing

Stairs from the kitchen. Loft access.

### Bedroom One

13' 2" x 10' 5" ( 4.01m x 3.17m )

Double-glazed window to the front. Radiator. Opening to:

## Dressing Area

Single-glazed window to the rear.

## En Suite

Fitted with WC, wash hand basin with vanity unit. Radiator. Single-glazed window to the side.

## Bedroom Two

11' 5" x 10' 9" ( 3.48m x 3.28m )

Double-glazed window to the rear. Radiator. Built-in storage cupboard.

## Bedroom Three

7' 9" x 12' 8" ( 2.36m x 3.86m )

Double-glazed window to the front. Radiator.

## Outside

To the side of the property, a driveway provides parking for 4 cars & leads to the garage. The sizable, mature rear garden is mainly laid to lawn, alongside a garden pond, and various plants, shrubs & trees.

## Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



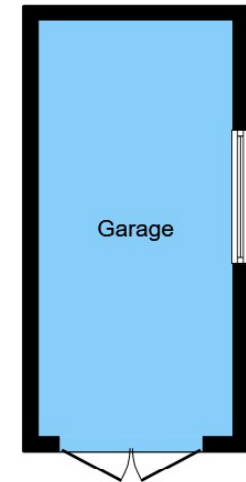
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**Ground Floor**



**First Floor**



**Garage**

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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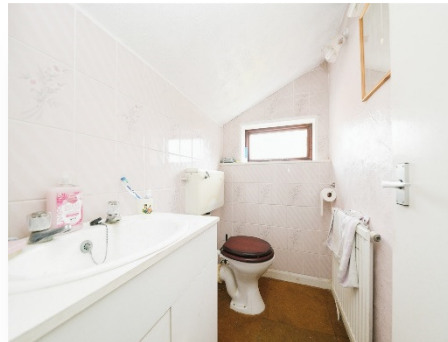
## Mill Lane, Downham Market

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTENTION FIRST TIME BUYERS!
- 3 bedroom cottage

Tenure: Freehold EPC Rating: D

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112015 - 0002

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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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