



Winnold Street, Downham Market, PE38 9FE

welcome to

Winnold Street, Downham Market

CHAIN FREE! A well-presented, two bedroom coach house located within a desirable area of Downham Market, positioned only a 5-minute walk from the mainline train station. The property benefits from off-road parking & GARAGE, and boasts modern internal accommodation.



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 Hall

Radiator.

Kitchen / Living Space

17' 8" x 11' 9" (5.38m x 3.58m)

Kitchen Area

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in electric oven & a gas hob with cooker hood over. There is also an integrated fridge/freezer & integrated dishwasher. Double-glazed window to the rear.

Living Area

Double-glazed window to the front. Two radiators.

Bedroom One

10' 4" x 9' 3" (3.15m x 2.82m)

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

Bedroom Two

10' 7" x 7' 9" (3.23m x 2.36m)

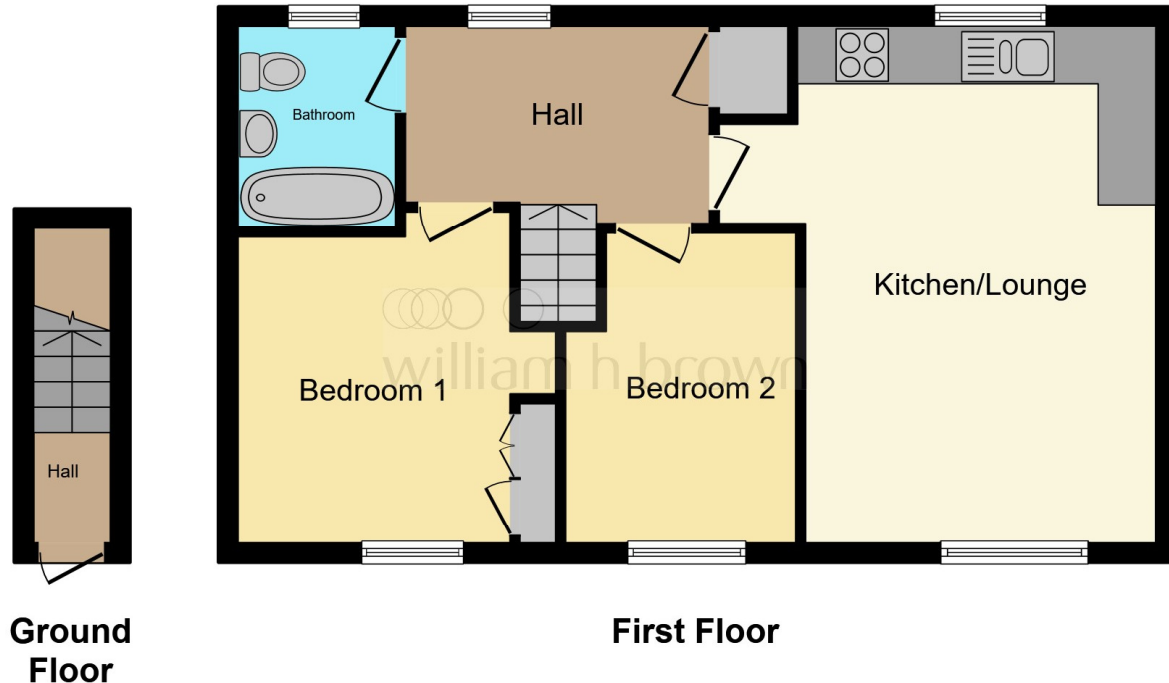
Double-glazed window to the front. Radiator. Wardrobe space.

Bathroom

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

Outside

Outside the property, you will find one allocated parking space which leads to the single garage.



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
- Two bedroom coach house
- Chain free!

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112050 - 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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