



Stocks Hill, Hilgay, Downham Market, PE38 0JD

welcome to

Stocks Hill, Hilgay, Downham Market

AUCTION SALE 17TH DECEMBER 2024 - For sale via William H Brown Auctions in association with Barnard Marcus Auctions on 17th December 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:

Lounge

10' 5" x 13' 3" (3.17m x 4.04m)

Door to the front. Double-glazed window to the front. Electric radiator. Exposed wooden beams.

Cloakroom

Fitted with WC & wash hand basin with vanity unit. Single-glazed window to the rear.

Dining Room

11' 1" x 9' 1" max (3.38m x 2.77m max)

Irregular shaped room. Double-glazed window to the rear.

Kitchen

11' 8" x 8' 1" (3.56m x 2.46m)

This modern fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink and drainer unit, a low-level electric oven, and an electric hob with integrated cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Electric radiator. Double-glazed window to the front.

First Floor Landing

Stairs from the lounge. Loft access. Airing cupboard. Double-glazed window to the rear.

Bedroom One

13' 3" x 10' 6" (4.04m x 3.20m)

Double-glazed window to the front. Electric radiator.

Bedroom Two

6' 7" x 13' 11" max (2.01m x 4.24m max)

Irregular shaped room. Double-glazed window to the rear. Dressing area measuring 8' 2" x 6' 3"

Bathroom

Fitted with WC, wash hand basin & bath with mixer taps & shower over. Heated towel rail. Double-glazed window to front.

Agent's Note

Please note that the photos used may not reflect the current condition of the property.

Heating to the property is served by electric radiators. Please contact the branch for more details if needed.



Ground Floor



First Floor

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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Stocks Hill, Hilgay, Downham Market

- ****AUCTION SALE 17TH DECEMBER 2024****
- 2 bedroom cottage
- Investment opportunity!
- 2 reception rooms
- CHAIN FREE

Tenure: Freehold EPC Rating: E

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112110 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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