



Stocks Hill, Hilgay, Downham Market, PE38 0JD

welcome to

Stocks Hill, Hilgay, Downham Market

Chain free! A unique opportunity to purchase this sympathetically renovated, three bedroom cottage. This now contemporary home boasts two large reception rooms, kitchen/diner & utility, plus 3 generous bedrooms, 2 en suites & generous front 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 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:

Double-glazed entrance door to:

Reception Room

18' 1" x 13' 7" (5.51m x 4.14m)
Door to the front. Double-glazed window to the front. Exposed brick Inglenook fireplace. Storage cupboard. Stairs leading to the first floor landing.

Living Room

17' 10" x 13' 7" (5.44m x 4.14m)
Double-glazed windows to the front & rear. Two radiators. Exposed brick inglenook fireplace. Two radiators.

Kitchen/ Diner

18' 1" x 13' 7" (5.51m x 4.14m)
This contemporary, fitted kitchen includes both wall & base units with work surfaces over, an enamel sink & drainer unit, and a nook with space for a range-style cooker. There is also space & plumbing for both a washing machine & a dishwasher. Radiator. Two double-glazed windows to the side & one to the front. Double-glazed door to the rear.

Utility / Plant Room

6' 10" x 6' 2" (2.08m x 1.88m)
Housing hot water tank & central heating boiler. Thermostat.

Cloakroom

Fitted with WC & wash hand basin with vanity unit. Extractor fan. Radiator. Double-glazed window to the rear.

First Floor Landing

Stairs from reception room. Loft access. Radiator.

Bedroom One

18' 1" x 13' 5" (5.51m x 4.09m)
Double-glazed windows to the front & rear. Two radiators. Exposed wooden beams. Measurements subject to sloping ceilings.

En Suite

Fitted with WC, wash hand basin with vanity unit & corner shower cubicle. Partly tiled. Extractor fan. Stainless steel heated towel rail.

Bedroom Two

13' 6" x 10' 7" (4.11m x 3.23m)
Double-glazed window to the side. Exposed brick chimney breast. Exposed wooden beam. Radiator. Measurements subject to sloping ceilings.

En Suite

Fitted with WC, wash hand basin with vanity unit & walk-in shower cubicle. Stainless steel heated towel rail. Exposed wooden beam.

Bedroom Three

13' 5" x 7' 2" (4.09m x 2.18m)
Double-glazed window to the side. Radiator. Exposed wooden beam. Measurements subject to sloping ceilings.

Bathroom

Fitted with WC, wash hand basin with vanity unit & P-shaped bath with shower over. Partly tiled. Double-glazed window to the front.

Outside

The garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a slated area and various plants & shrubs.

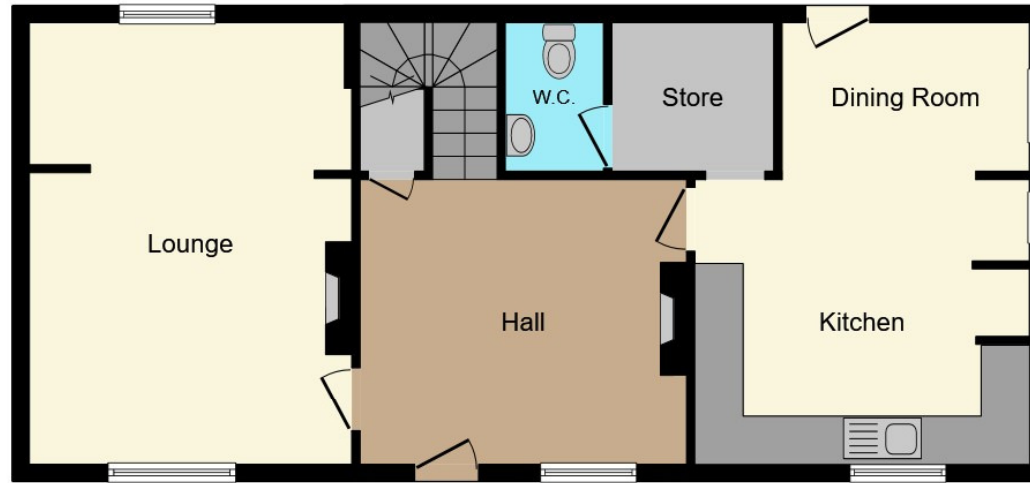
Agent's Note

Heating to the property is served by gas bottles. Please contact the branch for more details if required.

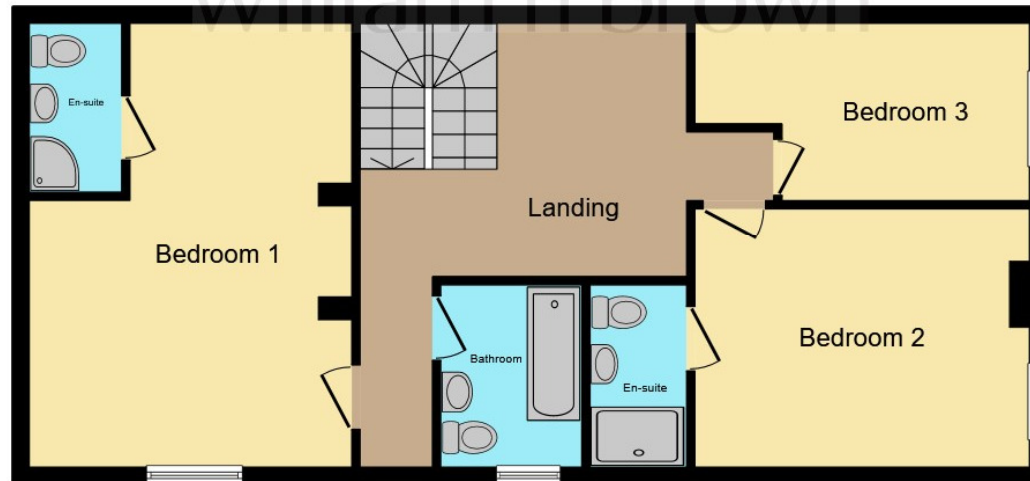


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Ground Floor



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.

welcome to

Stocks Hill, Hilgay, Downham Market

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom end-terraced cottage with no onward chain!
- Renovated throughout whilst still retaining original features

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112409 - 0002

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