



Lynn Road, Southery, Downham Market, PE38 0HU

welcome to

Lynn Road, Southery, Downham Market

Chain free! A fantastic purchase to purchase this spacious three bedroom detached house located in the peaceful countryside village of Southery. The property offers multiple reception rooms, utility room, WC & spacious bedrooms, plus rear garden & field views!



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:

Dining Room

12' 1" x 11' 5" (3.68m x 3.48m)
Double-glazed window front. Radiator. Double-glazed door to the front.

Lounge

11' 5" x 11' 3" (3.48m x 3.43m)
Double-glazed window to the front. Wood burning stove.

Study

12' 3" x 9' 6" (3.73m x 2.90m)
Double-glazed windows to the side & rear. Open fireplace. Radiator.

Kitchen

14' 5" x 7' 2" (4.39m x 2.18m)
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 hob with cooker hood over. There is also space & plumbing for a washing machine. Radiator. Two double-glazed windows to the rear. Double-glazed door to the rear leading to the rear garden.

Utility Room

7' x 5' 8" (2.13m x 1.73m)
Fitted with base units with work surfaces over. Under-stairs storage cupboard.

Cloakroom

Fitted with WC & wash hand basin. Double-glazed window to the side.

First Floor Landing

Double-glazed window to the rear.

Bedroom One

12' 7" x 11' 1" (3.84m x 3.38m)
Double-glazed window to the front. Radiator. Built-in cupboard.

Bedroom Two

12' 9" x 11' 3" (3.89m x 3.43m)
Double-glazed window to the front. Radiator.

Bedroom Three

12' 6" max x 9' (3.81m max x 2.74m)
Double-glazed window to the rear. Radiator.

Bathroom

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

Outside

To the rear of the property, the garden is fully enclosed by timber fencing & backs onto fields behind. The garden is mainly laid to lawn, alongside a patio area & gravelled area.

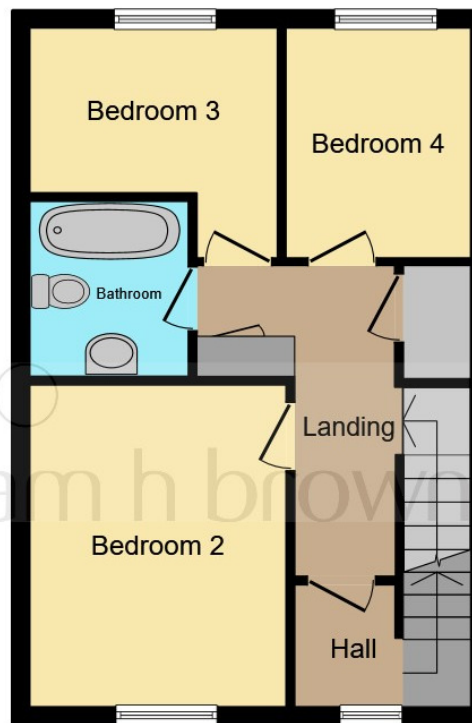


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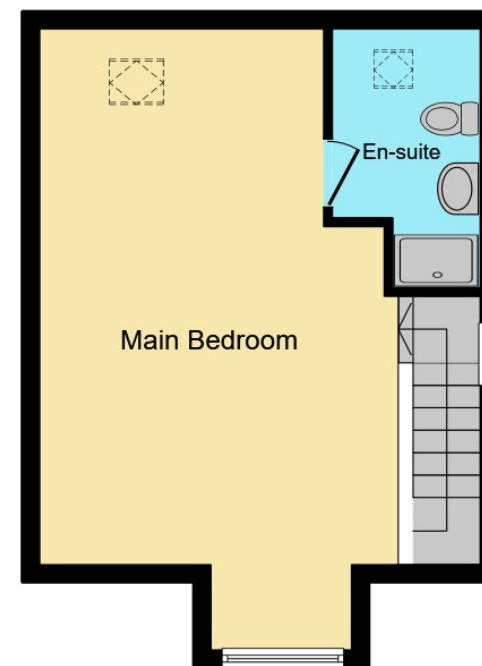




Ground Floor



First Floor



Second 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
- 3 bedroom detached house
- 3 reception rooms

Tenure: Freehold EPC Rating: E

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112249 - 0002

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