



Lynn Road, Downham Market, PE38 9NN

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Lynn Road, Downham Market

AUCTION SALE 18TH NOVEMBER 2025 - For sale via William H Brown Auctions in association with Barnard Marcus Auctions on 18th November 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:

Lounge Area

13' 5" x 8' 9" (4.09m x 2.67m)

Double glazed window to front and side. Radiator.
Television and telephone points.

Kitchen Area

7' 8" x 6' (2.34m x 1.83m)

Tunnel light window. Fitted with a range of wall and base units with worksurface over and incorporating stainless steel sink and drainer unit. Tiled splashbacks. Built in electric oven and hob with stainless steel cooker hood over. Space and plumbing for washing machine. Space for fridge/freezer.

Bedroom One

10' x 9' 6" (3.05m x 2.90m)

Double glazed window to side. Fitted wardrobe.
Radiator.

Bedroom Two

7' 8" x 6' (2.34m x 1.83m)

Double glazed window to front. Radiator.

Bathroom

Tunnel light window. Fitted with a panelled bath with mixer taps and shower over, wash handbasin and low level w.c. Stainless steel heated towel rail. Shaver point. Extractor fan.

Outside

There is pedestrian access to the property with a gate leading to a courtyard garden.





Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety

inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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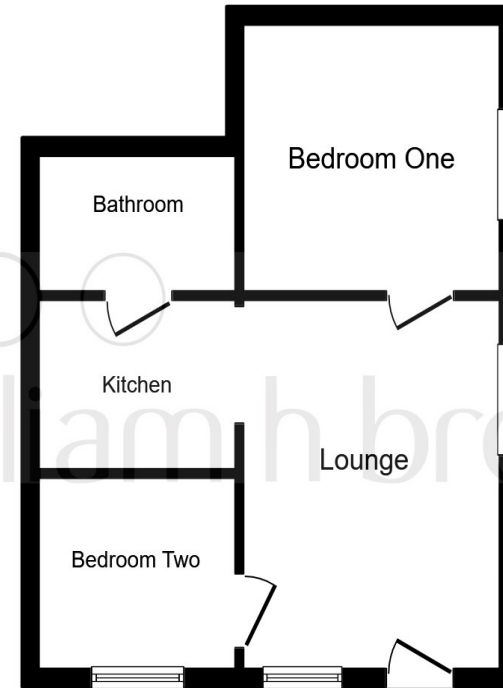
Lynn Road, Downham Market

- AUCTION SALE 18TH NOVEMBER 2025
- 2 bed detached bungalow
- Investment opportunity
- Courtyard garden
- Town centre location

Tenure: Freehold EPC Rating: C

guide price

£100,000 - £120,000



Ground Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref:
DHM112676 - 0003

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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