



Upgate Street, Southery, Downham Market, PE38 0NA

welcome to

Upgate Street, Southery, Downham Market

CHAIN FREE! A spacious 4 bedroom detached house in the sought-after village of Southery, offering huge potential for modernisation. Boasting generous living space, large gardens, outbuildings & ample parking – all within easy reach of Downham Market & its mainline station.



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 door to:

Entrance Porch

6' 4" x 7' 5" (1.93m x 2.26m)

Door to the rear. Storage cupboard.

Kitchen

17' 4" narrowing to 9'9" x 8' 9" (5.28m narrowing to 9'9" x 2.67m)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit & space for a freestanding cooker. Radiator. Double-glazed window to the side.

Utility Area

7' 3" x 5' 1" (2.21m x 1.55m)

Fitted with wall & base units with work surfaces over. Radiator. Double-glazed door to the side. Double-glazed window to the side.

Cloakroom

Fitted with WC. Double-glazed window to the rear.

Dining Room

9' 7" x 12' 6" (2.92m x 3.81m)

Double-glazed window to the side & single-glazed window to the rear into porch. Radiator. Large under-stairs storage cupboard.

Lounge

17' 5" x 12' (5.31m x 3.66m)

Double-glazed windows to the front & side. Two radiators. Exposed brick feature fireplace.

First Floor Landing

Two storage cupboards. Radiator. Double-glazed window to the side.

Bedroom One

12' x 9' 1" (3.66m x 2.77m)

Double-glazed windows to the front & side. Fitted wardrobe. Radiator.

Bedroom Two

12' 1" x 9' (3.68m x 2.74m)

Double-glazed window to the rear. Radiator. Built-in storage cupboard.

Bedroom Three

9' 8" x 9' 8" (2.95m x 2.95m)

Double-glazed window to the rear. Radiator. Storage cupboard. Fitted wardrobe.

Bedroom Four

6' 9" x 8' 6" (2.06m x 2.59m)

Double-glazed window to the front. Radiator.

Bathroom

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

Outside

A driveway to the side of the property leads to the large, hardstanding parking area to the rear of the property, providing off-road parking for multiple vehicles. Here, you will also find two outbuildings, whilst a path leads to the sizable rear garden, mainly laid to lawn & enclosed by a number of mature trees & hedges.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Heating to the property is served by oil central heating. Please contact the branch for more information if required.

We are advised that asbestos has been identified to the garage of the property. Interested parties should contact the branch for more information and make further enquiries to ensure the property meets your own individual requirements in terms of financing options and any associated remedial costs.



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Ground Floor



First 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

welcome to

Upgate Street, Southery, Downham Market

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 4 bedroom detached house
- No onward chain!

Tenure: Freehold EPC Rating: F
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:
DHM112730 - 0002

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.

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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