



**Greenhoe Place, Swaffham, PE37 7EX**



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**Greenhoe Place, Swaffham**

>> For Sale by Modern Auction! A spacious 2 Double bedroom link-detached bungalow, located on the edge of this peaceful development of similar properties,. Offering a spacious kitchen/breakfast room and lounge, together with attractive low maintenance gardens, driveway, garage and MUST BE VIEWED!



## 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:

UPVC part glazed external entrance door opening to:

### Entrance Hall

Built-in storage cupboard, radiator, telephone point, carpet flooring, doors opening to both bedrooms, shower room and the lounge, further door opening to:

### Kitchen/ Breakfast Room

13' 3" max x 7' 10" max ( 4.04m max x 2.39m max )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled

splash backs and surrounds, built-in oven and gas hob with extractor hood over, plumbing for washing machine, built-in storage cupboard, wall mounted gas fired central heating boiler, two radiators, dual aspect UPVC double glazed windows to the front and side, UPVC part glazed external entrance door opening to the side aspect, door opening to:

### Lounge

14' 7" x 13' 3" ( 4.45m x 4.04m )

Decorative fire surround, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

### Bedroom 1

13' 1" x 10' 11" ( 3.99m x 3.33m )

Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

### Bedroom 2

13' x 8' 9" ( 3.96m x 2.67m )

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

### Shower Room

Suite comprising low level w.c, pedestal hand wash basin and shower enclosure, part tiled walls, heated towel rail, tiled flooring, UPVC double glazed window to the side aspect.

### Outside

To the front of the property, there is an attractive hard-landscaped garden area, for ease of maintenance, with a paved driveway providing off-road parking and access to the garage. A matching paved pathway leads to the main entrance door. A gate and side passageway between the bungalow and garage leads to the rear garden.

The rear garden, which is a particular feature of the property, enjoys a good degree of privacy and has also been hard-landscaped with stocked border areas, retaining hedging and fencing.

### Garage

18' 10" x 9' 3" max ( 5.74m x 2.82m max )

Electrically operated roller door to the front aspect, personal door opening into the rear garden.

## Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour's drive away. Swaffham boasts ample free parking within the town and is also on an excellent bus route. There is a small social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

## Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

## Directions to this property:

From the William H Brown Swaffham office, proceed along L Street, pass Morrisons Daily and at the traffic lights, turn right. Take the first exit at the mini roundabout and at the next mini roundabout, continue straight over. Take the next right hand turn onto Haspalls Road and then take the first left hand turn onto Greenhoe Place. The property will be found on the right hand side.



**view this property online** [williamhbrown.co.uk/Property/SFM109581](http://williamhbrown.co.uk/Property/SFM109581)



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## Greenhoe Place, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- 2 double bedroom detached bungalow

Tenure: Freehold EPC Rating: C

guide price

**£210,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109581 - 0009

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