



**Theatre Street, Swaffham, PE37 7HF**

**welcome to**

**Theatre Street, Swaffham**

>> For Sale by Modern Auction! A well presented 2 bedroom cottage, conveniently located in the heart of Swaffham, within easy walking distance of town centre amenities and facilities. Offering a fitted kitchen and bathroom, first floor w.c, courtyard style rear garden and gas central heating!





## 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 £300 inc VAT towards the preparation cost of the pack.

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 obscure glass external entrance door opening to:

## Lounge

12' 10" x 11' 6" ( 3.91m x 3.51m )  
Radiator, television point, wood effect laminate flooring, UPVC double glazed window to the front aspect, doorway opening to:

11' 2" x 7' 10" ( 3.40m x 2.39m )

Two built-in storage cupboards, door to staircase rising to the first floor landing, radiator, tiled flooring, UPVC double glazed window to the rear aspect, sliding door opening to:

## Kitchen

10' 3" x 5' 6" ( 3.12m x 1.68m )

A 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, space for electric oven, two built-in storage cupboards (one with plumbing for washing machine), radiator, tiled flooring, UPVC double glazed window to the side aspect, part glazed obscure glass external entrance door opening to the courtyard garden, door opening to:

## Ground Floor Bathroom

Panelled bath with shower screen and shower over, fully tiled walls, radiator, UPVC double glazed window to the front aspect, door opening to:

## Separate W.C

Suite comprising low level w.c and hand wash basin, fully tiled walls, UPVC double glazed window to the front aspect.

## First Floor Landing

Doors opening to both bedrooms and the first floor w.c.

## Bedroom 1

13' x 11' 10" ( 3.96m x 3.61m )

Feature ornamental fireplace, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

## Bedroom 2

9' 9" x 7' 10" ( 2.97m x 2.39m )

Radiator, carpet flooring, wall mounted gas fired central heating boiler, UPVC double glazed window overlooking the rear aspect.

## First Floor W.C

Suite comprising low level w.c and wall mounted hand wash basin, wall mounted hot water heater with tap, radiator, single glazed window overlooking the rear aspect.

## Outside

This property benefits from a small courtyard style rear garden with a timber access gate.

## Agents Note

We understand that there is a timber access gate from the courtyard garden, which leads to a shared passageway that provides access back to the front elevation.

## 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 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, sport and leisure facilities and also a popular golf club. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, 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 A.

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



**view this property online** [williamhbrown.co.uk/Property/SFM109705](http://williamhbrown.co.uk/Property/SFM109705)



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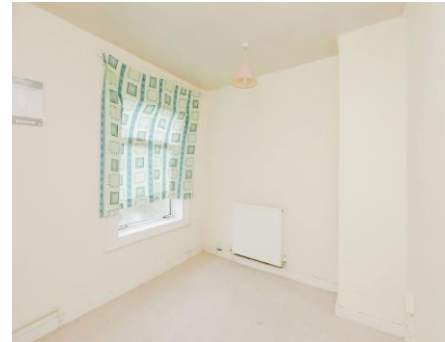
## Theatre Street, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Priced to sell! BUY WITH FINANCE!
- 2 bedroom terraced cottage within easy walking distance of town centre

Tenure: Freehold EPC Rating: D

guide price

**£110,000**



### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. Continue to the mini round-a-bout and proceed straight over, taking Cley Road to the right hand side of the White Hart public house. Take the next left hand turn onto Theatre Street and continue along, where the property will be found on the left hand side, just after the Theatre Street car park.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109705 - 0002

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