



London Street, Swaffham, PE37 7DD

welcome to

London Street, Swaffham

>>MODERN METHOD of AUCTION - Presented in excellent decorative order, you could move straight into this 2 bedroom town house! Occupying a non-estate location in the heart of Swaffham town centre, yet tucked away from the busy market place, this home 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

Part glazed external entrance door opening to:

Open-Plan Entrance Hall Area

Turned staircase rising to the first floor landing with under-stairs storage cupboard, light wood effect flooring, open-plan square arch to the lounge area, door opening to the kitchen, further door opening to:

Ground Floor W.C

Suite comprising back to wall w.c and wall mounted hand wash basin with tiled splash backs and mixer tap, light wood effect flooring, extractor fan, UPVC

double glazed window to the front aspect.

Lounge Area

14' 1" x 13' 8" (4.29m x 4.17m)

Television point, telephone point, light wood effect flooring, dual aspect UPVC double glazed windows to the front and rear.

Kitchen

10' 8" x 7' 4" (3.25m x 2.24m)

A comprehensive range of white gloss wall and floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset 1 1/2 bowl sink and drainer with mixer tap, built-in oven and hob with cooker hood over, plumbing for washing machine, integrated fridge-freezer, light wood effect flooring, UPVC double glazed window to the rear aspect.

Spacious First Floor Landing

(Sloping ceiling) Radiator, carpet flooring, dual aspect UPVC double glazed Velux style windows, doors opening to both bedrooms and the family shower room.

Bedroom 1

14' 1" x 7' 10" (4.29m x 2.39m)

(Sloping ceilings) Radiator, television point, carpet flooring, dual aspect UPVC double glazed Velux style windows.

Bedroom 2

7' 7" x 7' 7" (2.31m x 2.31m)

(Sloping ceilings) Radiator, carpet flooring, UPVC double glazed Velux style window.

Family Shower Room

Suite comprising back to wall w.c, wall mounted hand wash basin and shower cubicle with inset shower unit, part tiled walls, ceramic tiled flooring, heated towel rail, UPVC double glazed Velux style window.

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 is also only about an hours' 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, sport and leisure facilities and on the outskirts, a popular golf club. 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. Continue to the mini round-a-bout and take the first exit. Pass Westgate House (No.13) and take the shingle lane on the left hand side. The property will be found on the left hand side, identified by our William H Brown "For Sale" board.



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London Street, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!
- Immaculately presented 2 bedroom town house

Tenure: Freehold EPC Rating: B

Council Tax Band: B



Ground Floor

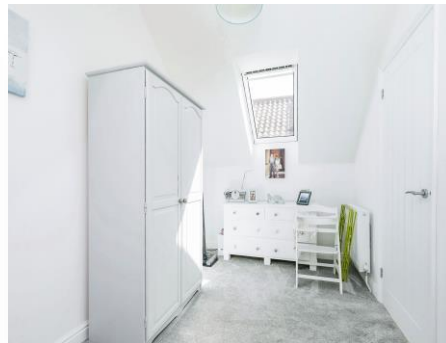


First Floor

guide price

£130,000

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:
SFM109751 - 0008

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