



Pebble End, Back Road, Pentney, PE32 1JW

welcome to

Pebble End Back Road, Pentney

>> FOR SALE BY MODERN METHOD OF AUCTION! A spacious and well presented 3 bedroom end-terraced home, located in a non-estate semi-rural village position. Boasting low maintenance gardens, covered off-road parking, the property further offers a spacious lounge and more!!



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 composite external entrance door opening to:

Entrance Porch

5' 3" x 3' 5" (1.60m x 1.04m)

Radiator, UPVC double glazed window to the side aspect, door opening to:

Lounge

17' 1" x 12' 6" (5.21m x 3.81m)

Staircase rising to the first floor landing with under-stairs storage area, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

Kitchen

10' 3" x 8' 3" (3.12m x 2.51m)

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 hob with concealed cooker hood over, plumbing for washing machine, space for under-counter appliance, tiled flooring, UPVC double glazed window to the rear aspect, UPVC part glazed obscure glass external entrance door opening to the rear garden, open-plan arch to:

Dining Room

10' 3" x 8' 4" (3.12m x 2.54m)

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

First Floor Landing

Built-in linen cupboard, radiator, loft access, carpet flooring, doors opening to all bedrooms and the family bathroom.

Bedroom 1

12' 7" x 8' 8" + door recess (3.84m x 2.64m + door recess)

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

10' 3" x 9' 7" (3.12m x 2.92m)

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

9' 1" x 8' 1" max narrowing to 4' 8" (2.77m x 2.46m max narrowing to 1.42m)

Built-in over-stairs storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising close coupled w.c, pedestal hand wash basin and panelled bath with shower attachment over, tiled splash backs and surrounds, radiator, wood effect flooring, extractor fan, UPVC double glazed obscure glass window overlooking the rear aspect.

Outside

To the front of the property, there is a hard-landscaped well-stocked garden area with a pathway leading to the main entrance door.

The enclosed, low maintenance rear garden is laid mainly to paving and shingle with various mature ornamental shrubs. A rear access gate leads to the driveway/car port and also gives access to the single garage.

To the rear of the property, steps lead up to a raised decking area, which the vendor informs us is owned by this property and provides fine views to the rear elevation.

Garage

Single garage with an up and over garage door, located within the communal garaging area to the rear of the property.

Location

The semi-rural village of Pentney is located about halfway between the market towns of King's Lynn and Swaffham and approximately 35 miles from the City of Norwich. Within the village there is a Church and village hall, and just on the outskirts is the Norfolk Woods Resort & Spa. The nearby town of Swaffham has all the wider amenities needed, including supermarkets and shopping facilities, schools and both dental and doctors surgeries. 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 King's Lynn and 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.

Agents Note

We understand from the vendor that neighbouring residents have a right of way across the shared driveway, which is on land owned by this property. Further details of this can be obtained from your Conveyancer at the time of purchase.

directions to this property:

Leave Swaffham via the A47 heading in the direction of King's Lynn. Proceed straight over at the roundabout and continue along the A47. After approximately four miles, take the left hand turn, sign posted 'Pentney Lane' and at the end of this road, turn right onto Narborough Road. Continue along Narborough Road towards the centre of Pentney village and at the crossroads, turn right onto Back Road. Before the road bears around to the left, the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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Pebble End Back Road, Pentney

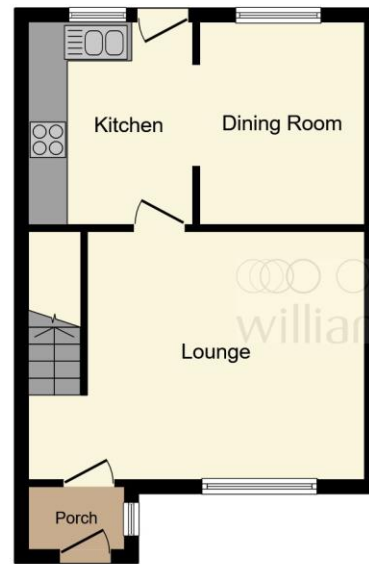
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!
- Spacious 3 bedroom end-terraced house

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£175,000



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



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Property Ref:
SFM110129 - 0007

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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