



Middle Farm Cottages, Little Massingham, PE32 2JW

welcome to

Middle Farm Cottages, Little Massingham

FOR SALE BY AUCTION!! GUIDE £190,000 - £200,000. 2 bedroom semi-detached cottage, located in a wonderful rural village of Little Massingham. Set on a generous plot, the property backs onto open fields and further boasts a lounge with open fireplace, bathroom and shower room, off-road parking & more.



Accommodation:

A storm porch to the front of the property

Lounge

13' 1" into recess x 10' 5" (3.99m into recess x 3.17m)
Radiator, open fire place, television and telephone points, carpet flooring, UPVC double glazed window to the front.

Kitchen

13' 1" max x 10' 5" (3.99m max x 3.17m)
A range of floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel sink and drainer with mixer tap, space for electric free-standing cooker hood over, radiator, space for a free standing fridge/freezer, space and plumbing for a washing machine, UPVC double glazed windows to the rear, door opening to:

Rear Lobby

10' x 5' 9" (3.05m x 1.75m)
UPVC Double glazed window to rear aspect and rear entrance door opening to the garden

Ground Floor Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, radiator, UPVC double glazed obscure glass windows to the side aspect.

Landing

Two x UPVC double glazed windows to side aspect

Bedroom 1

11' 10" x 10' 3" (3.61m x 3.12m)
Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

10' 7" x 10' 3" (3.23m x 3.12m)
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

First Floor Shower Room

Suite comprising low level w.c, pedestal hand wash basin, shower unit with shower over, radiator, UPVC double glazed obscure glass windows to the side aspect.

Outside

This property is set on a generous plot, the front garden is laid to lawn with hedging to the front boundary, the front opens into the side/rear gardens and gives access to the outside storage in-built to the property

The generous rear garden is completely laid lawn with a hedge and fence boundary, access is available to the off road parking area

Location

Little Massingham lies between the bustling market towns of Swaffham and Fakenham and is within a 25 minutes' drive of the North Norfolk coast, with its stunning white sandy beaches, cliff views and walks. Little Massingham is a neighbouring village to Great Massingham, which is renowned for its ponds, greens and the Dabbling Duck public house, serving quality food and local ales, together with the village shop, well-regarded primary school and the 13th century Church of St Mary. A broader range of amenities are available in the nearby towns including supermarkets, doctors and dental surgeries, smaller independent shops, as well as Swaffham's thriving Saturday market. There are direct train links to Cambridge and London Kings Cross from Downham Market and King's Lynn.

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.

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

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The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Viewings:

Viewings are strictly via appointment. Please contact William H Brown Swaffham Office 01760 721655

directions to this property:

Leave Swaffham via the A1065 in the direction of Fakenham. After approximately four miles take the left hand turn, signposted 'Castle Acre'. Follow this road into the village of Castle Acre and up through the Bailey Gate. Follow this road around to the right and stay on this road leaving the village along Massingham Road. At the crossroads, continue straight over and into the village of Great Massingham. Proceed through the village along Castle Acre Road and Station Road, continue through the village and into Little Massingham. Take the second left hand turn onto Church Lane and continue for 800 yards where the property will be found on the right hand side, identified by our William H Brown 'For Sale' board.



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Middle Farm Cottages, Little Massingham

- Guide Price £190,000 - £200,000
- Charming 2 Bedroom semi-detached cottage, backing onto open fields
- Lounge with open fire place
- Ground floor bathroom and first floor shower room
- Ample off road parking

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£190,000



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:
SFM109822 - 0014

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