



Vicarage Road, Foulden, Norfolk, IP26 5AB

welcome to

Vicarage Road, Foulton, Norfolk

>> For Sale by Modern Auction! A spacious 3 bedroom detached bungalow, perfectly positioned within the popular semi-rural village of Foulton. This lovely bungalow boasts a cosy lounge, modern kitchen with utility, 3 good size bedrooms, garden, 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:

Kitchen

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, integrated electric oven, with ceramic hob over and cooker hood over, Integral fridge/freezer, radiator, breakfast bar, tiled flooring, open to:

Utility Area

A range of matching wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and double drainer with mixer tap, space and plumbing for a washing machine, space for an under counter fridge or freezer, breakfast bar, UPVC double glazed window to rear, part glazed entrance door to garden.



view this property online williamhbrown.co.uk/Property/SFM110169

Hallway

Built-in storage cupboards, radiator, loft access, doors opening to all bedrooms, the family bathroom, kitchen, lounge and further door opening to:

Rear Porch

Brick base with UPVC double glazed windows to rear, UPVC double glazed window to bedroom 3, door to:

Lounge

Radiator, television point, telephone point, feature fireplace with inset electric fire, carpet flooring, UPVC double glazed window to aspect, UPVC double glazed sliding doors to rear garden.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with electric shower over, part tiled walls, radiator, tiled flooring, UPVC double glazed window to side aspect.

Outside

To the front of the property there is a brickweave driveway leading to the garage and accessing the door to the utility, the side it laid to lawn and is open to the rear as well, the oil tank is housed at the front and the garden is set with a hedge boundary.

The rear elevation is set to lawn with a paved patio seating area outside the rear porch, the boundary is enclosed hedging offering a good degree of privacy.

Garage

The detached garage has an up and over door, power, lighting and a personal door opening to the rear garden.

Location

Foulden is located approximately 8 miles from the historic market town of Swaffham and just over 9 miles from Brandon. The village of Foulden boasts a Church and a refurbished village hall, which is available for private hire and has regular activities including a community bar once a month. There is also a recreation ground and Foulden Common, which is a Site of Specific Interest. Further amenities and facilities can be found in Swaffham, including many public houses, restaurants and cafes, together with supermarkets 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, 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 C.

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:

Take Cley Road out of Swaffham located at the side of the White Hart Inn. Follow this road for approximately seven miles through the village of Cockley Cley and into the village of Oxborough. After leaving the village of Oxborough, turn left signposted Foulden. On entering the village of Foulden, take the first right hand turn onto School Road and then the left turn onto Vicarage Road. The property will be found identified by our William H Brown "For Sale" board.



welcome to

Vicarage Road, Foulton Norfolk

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Lovely 3 bedroom detached bungalow
- Semi-rural village location
- Front and rear gardens, driveway and garage
- Modern fitted kitchen with breakfast bar and open to utility
- Large dual aspect lounge

Tenure: Freehold EPC Rating: E

guide price

£205,000



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

view this property online williamhbrown.co.uk/Property/SFM110169



Property Ref:
SFM110169 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk