



Masons Drive, Necton, Swaffham, PE37 8EE

welcome to

Masons Drive, Necton, Swaffham

>> FOR SALE BY MODERN METHOD OF AUCTION! A spacious 2 double bedroom detached bungalow, located within the ever-popular village of Necton. Boasting a kitchen, generous lounge, conservatory and enclosed rear garden, the property would benefit from a course of refurbishment!!



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 double glazed external entrance door opening to:

Entrance Hall

Radiator, loft access, doors opening to the kitchen, both bedrooms, shower room and further door opening to:

Lounge

Open fireplace with brick surround and tiled hearth, radiator, television point, carpet flooring, UPVC double glazed window to front aspect, part glazed door to the conservatory.

Conservatory

Of UPVC double glazed construction on a brick base, radiator, wall lighting, UPVC external entrance door opening to the rear garden.

Kitchen / Dining Room

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, space for electric cooker, space for fridge/freezer, space and plumbing for washing machine, radiator, UPVC double glazed window to the rear aspect, part glazed doors opening conservatory.

Bedroom 1

Built-in bedroom furniture, radiator, carpet flooring, UPVC double glazed window to the front aspect with bespoke blinds.

Bedroom 2

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

Shower Room

Suite comprising hand wash basin and shower cubicle with wall mounted electric shower unit, part tiled walls, UPVC double glazed window to the rear aspect.

Outside

The property is approached via a hard landscaped driveway, which provides off-road parking and access to the rear, a walkway leads to the main entrance door. The front garden is mainly laid to lawn with shrubs and hedging to the border.

The fully enclosed rear garden is laid mainly to lawn with a patio seating area outside the conservatory, a timber garden shed is housed in the rear garden, which has a hedge boundary.

Garage

Up & over door, power sockets, lighting, personal door opening into the rear garden.

Location

Necton is a popular village, situated off the A47 main road between Swaffham and Dereham in the Breckland district of mid-Norfolk. The village boasts a wealth of amenities including a primary school, playing field, social club, public house (temporarily closed), Post Office and a number of shops, including Co Op and Costa. Further amenities can be found within the neighbouring town of Swaffham, which is less than 5 miles away and boasts 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 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.

Council Tax Band

This property is Council Tax band B.

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

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and onto Hale Road, take the right hand turn onto North Pickenham Road just before reaching the village shop. Continue and take the right hand turn onto Masons Drive. The property will be found further along on the left hand side, identified by our William H Brow "For Sale" board.



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Masons Drive, Necton Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!!
- 2 Double bedroom detached bungalow
- Opportunity to update and personalise
- Popular, well-serviced village location

Tenure: Freehold EPC Rating: D
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



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Property Ref:
SFM110302 - 0009

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