



Oakleigh Drive, Swaffham, PE37 7AJ

welcome to

Oakleigh Drive, Swaffham

>>FOR SALE BY MODERN AUCTION!! Well-presented 2 bedroom semi-detached home, located within this popular development for the over 55's, Within walking distance of the town centre. Benefitting from 2 reception rooms, conservatory, enclosed rear garden, driveway and a garage!



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:

Entrance Hall

Turned staircase rising to the first floor landing with under-stairs storage cupboard, radiator, wood flooring, doors opening to the lounge and dining room, further door opening to:

Ground Floor Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under and quadrant shower cubicle, heated towel rail and tiled flooring.

Kitchen

10' 6" x 9' 2" (3.20m x 2.79m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap over and tiled splash backs, built-in eye-level double oven and ceramic hob with

concealed cooker hood over, plumbing for washing machine, space for under counter fridge, wall mounted gas fired central heating boiler, radiator, UPVC double glazed window to the front aspect.

Lounge

17' 11" x 10' 6" (5.46m x 3.20m)

Electric fireplace, radiator, television point, carpet flooring, UPVC double glazed French doors opening to:

Conservatory

9' 1" x 8' (2.77m x 2.44m)

Of UPVC double glazed construction on a brick base, UPVC double glazed French style doors opening to the rear garden.

Dining Room

12' 11" x 8' 11" (3.94m x 2.72m)

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

First Floor Landing

Airing cupboard, carpet flooring, doors opening to both bedrooms and the bathroom.

Bedroom 1

12' 11" x 11' 7" (3.94m x 3.53m)

Built-in wardrobes, radiator, television point, carpet flooring, UPVC double glazed window to rear aspect.

Bedroom 2

12' 10" x 7' 11" (3.91m x 2.41m)

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

Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with hand-held shower attachment over, part tiled floor and walls, radiator, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

To the front of the property, there is a small area laid to artificial grass and a pathway leading to the main entrance door.

The rear garden boasts a paved patio seating area and is

fully enclosed with a fence boundary

Garage

16' 11" x 9' 4" (5.16m x 2.84m)

Up and over door, power and lighting.

Location

Swaffham is a 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 are also only about an hour away. Swaffham has 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. 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.

Agents Note

We have been informed by the vendor that this property is subject to an annual maintenance charge of approximately £100.00. Further details of this can be obtained from the vendors solicitor at the time of purchase.

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street out town in the direction of King's Lynn. This road merges into Lynn Road and after the petrol station on the right hand side, take the next right hand turn into Oakleigh Drive.



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welcome to Oakleigh Drive, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 bedroom end-terraced home
- Sought-after over 55's development

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price
£200,000

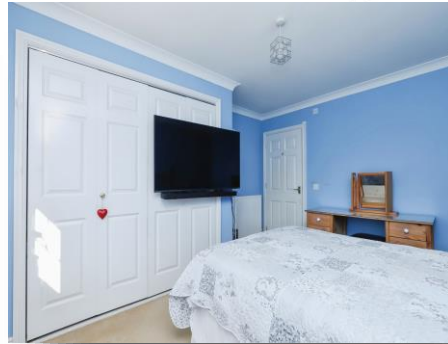


Ground Floor



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109685 - 0009

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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