



Low Road, Swaffham, PE37 7PU

welcome to

Low Road, Swaffham

>> FOR SALE BY AUCTION! GUIDE PRICE £180,000 - £200,000. located close to town, this 2 double bedroom bungalow holds potential for buyers who enjoy a project, offering gas central heating, UPVC double glazed windows, good living accommodation, garage and off road parking.



Accommodation:

UPVC Part glazed entrance door opening to:

Entrance Hall

Carpet flooring, radiator, loft hatch, thermostat and internal doors opening to all rooms.

Lounge

14' 10" x 11' 11" (4.52m x 3.63m)

Carpet flooring, radiator, television point, feature fireplace, UPVC double glazed window to the front aspect.

Kitchen

14' 11" x 10' 10" (4.55m x 3.30m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset ceramic sink and drainer unit with mixer tap, tiled splash backs and surrounds, integrated electric oven, cooker hob with concealed cooker hood over, lino flooring, large double glazed UPVC windows to front aspect providing plenty of natural light.

Utility

11' 1" x 5' 4" (3.38m x 1.63m)

Floor mounted units with an inset stainless steel sink and drainer, space and plumbing for a washing machine, space for a tumble dryer, electrical sockets, UPVC double glazed windows to the front aspects, external door opening to the rear of the property .

Bedroom 1

12' 8" to wardrobe x 11' 10" (3.86m to wardrobe x 3.61m)

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 2

10' 9" x 10' 2" to wardrobe (3.28m x 3.10m to wardrobe)

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Shower Room

Suite comprising, low level w.c, hand wash basin, radiator, sliding door shower cubicle, double glazed window to rear aspect .

Outbuilding

Brick built with windows overlooking the rear of the

property, external door for access

Garage

Brick built garage with up and over door, external door providing access to the rear aspect of the property.

Outside

The property has the benefit of a large driveway with ample off road parking for multiple vehicles. A pathway leads to the front door and a small grass area is available.

To the rear you are welcomed with a patio area with space for dining and a lawn bordered by established shrubs, plants and small trees.

Location

Swaffham is an 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 boasts ample free parking within the town and 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 C.

Please note that once a sale takes place, the Council Tax banding 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.

The Guide Price

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.

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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.

directions to this property:

From the William H Brown Swaffham office, leave the Market Place via Lynn Street heading in the direction of King's Lynn; the road then becomes Lynn Road. Follow the road, taking the right hand turn onto Highfield Avenue. Take the immediate left hand turn onto Low Road and continue along, where the property will be found on the right hand side.



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welcome to Low Road, Swaffham

- For Sale by Auction on Tuesday 18th November
- GUIDE PRICE £180,000 - £200,000
- Spacious 2 bedroom bungalow
- Opportunity to update and modernize throughout
- Off road parking for multiple vehicles

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



guide price
£180,000

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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postcode not the actual property

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Property Ref:
SFM110340 - 0007

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