



West End, Beachamwell, PE37 8BE

welcome to

West End, Beachamwell

>> FOR SALE BY MODERN METHOD OF AUCTION! An outstanding 2 double bedroom semi-detached house, occupying an idyllic rural location of Beachamwell, just a short drive from the town of Swaffham. Boasting a large plot with exceptional gardens, utility room, off-road parking & more!



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 door opening to:

Kitchen

12' 3" x 6' (3.73m x 1.83m)

A range of floor and wall mounted units with worktops over. tiled splashbacks, stainless steel sink and drainer with mixer tap over, under counter space for appliances, window to rear aspect. Internal door opening to:

Lounge/Dining Area

Lounge

12' 3" Max x 10' 9" Max (3.73m Max x 3.28m Max)

Carpet flooring, tiled hearth with wood burning stove and mantle piece over, radiator, wall mounted light pendants, windows to front aspect.

Dining Area

16' 4" x 9' 2" (4.98m x 2.79m)

Tiled flooring, Built in storage cupboards, radiator, wooden wall panelling, internal door opening to:

Utility Room

7' 3" x 7' 4" (2.21m x 2.24m)

A range of floor and wall mounted units with worktops over, space for under counter appliances

Rear Hall

6' 10" x 13' 7" (2.08m x 4.14m)

Tiled flooring, storage cupboards and external part glazed door opening to rear aspect.

Ground Floor W.C

Low level w.c, window to side aspect, tiled flooring and radiator.

First Floor Landing

carpet flooring, internal doors opening to all rooms.

Bedroom 1

12' 11" to wardrobe x 10' 6" (3.94m to wardrobe x 3.20m)

Carpet flooring, radiator, built in wardrobes and part glazed window to front aspect.

Bedroom 2

7' 3" x 7' 4" (2.21m x 2.24m)

Carpet flooring, built in wardrobes, radiator and wall mounted light pendants.

Bedroom 2 Rear Aspect

6' 2" x 8' 2" (1.88m x 2.49m)

Carpet flooring, radiator, dual aspect part glazed windows to side and rear aspect. Vanity sink with storage under and wall mounted light pendants.

Shower Room

Part tiled walls and splashbacks, walk in shower with power shower, low level w.c and vanity sink with storage under, extractor fan and part glazed window to side aspect.

Outside

the property is approached by a brick weave driveway, bordered by well manicured plants, trees and shrubs. The rear garden boasts a courtyard style patio outside the

kitchen window a gate allows entry to a large workshop, green houses and an extensive plot for fruit/vegetable gardens with established shrubs and trees.

Council Tax Band

This property is Council Tax band A.

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

Location

Beachamwell is a quiet and pleasant rural village within walking distance of the hamlet of Shingham and approximately 5 miles from the historic market town of Swaffham.

Amenities and facilities can be found a short drive away in Swaffham, which is 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.

directions to this property:

Leave Swaffham town via Cley Road and take the right hand turn at the recreation ground onto Beachamwell Road. Continue for close to 5 miles until reaching the village of Beachamwell. Take the left hand turn onto Chestnut Walk an slight right onto The Street. Proceed to the end of The Street the property can be found on the right hand side, just before the junction, identified by our William H Brown "For Sale" board.



view this property online williamhbrown.co.uk/Property/SFM110327



welcome to

West End, Beachamwell

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 bedroom semi-detached house
- Semi-rural, non-estate location

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£220,000



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/SFM110327



Property Ref:
SFM110327 - 0006

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