



Rose Cottages, Shouldham Lane, Swaffham, PE37 7BH

welcome to

Rose Cottages Shouldham Lane, Swaffham

>> NO ONWARD CHAIN! A charming 2 bedroom end-terraced cottage, occupying a delightful, non-estate position a stone's throw from the centre of Swaffham town. This lovely cottage further boasts a lounge with feature fireplace, dining room, front facing kitchen, off-road parking and large garden!



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:

Timber part glazed external entrance door opening to:

Entrance Porch

8' 6" x 4' (2.59m x 1.22m)

Of brick base construction with timber glazed windows to the front aspect, part glazed internal door opening to:

Dining Room

9' 7" x 8' 3" (2.92m x 2.51m)

Vinyl flooring, window to rear aspect, archway opening to:

Kitchen

8' 7" x 6' 1" (2.62m x 1.85m)

A range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap over, space for electric cooker, space and plumbing for a washing machine, space for under counter fridge, vinyl flooring, radiator, wall mounted gas fired central heating boiler, UPVC double glazed window and door to the front aspect.

Lounge

14' 7" max x 12' 2" max (4.45m max x 3.71m max)

Open fireplace with tiled hearth and brick surround, television and telephone points, newly fitted carpet flooring, UPVC double glazed window to the front aspect, staircase rising to first floor landing.

First Floor Landing

Newly fitted carpet flooring, doors opening to both bedrooms and family bathroom.

Bedroom 1

11' 2" x 9' 9" min (3.40m x 2.97m min)

Newly fitted carpet flooring, radiator, exposed timber beams, two UPVC double glazed windows to the front aspect.

Bedroom 2

9' 6" x 8' 3" (2.90m x 2.51m)

Newly fitted carpet, radiator, UPVC double glazed window to front aspect.

Family Shower Room

Suite comprising low level w.c, hand wash basin with tiled splashback, glazed shower cubicle, mains connected shower and shower boarded walls, fitted bathroom mirror, radiator, UPVC double glazed window to front aspect.

Outside

The cottage is approached by a gravelled driveway leading to the small iron gates, opening to the off road parking area, the large garden and the

attractive brick and flint elevation.

The garden is mainly laid to lawn with steps down to a gravelled seating area, the garden is set with a raised flower bed to one side and a selection of plants and shrubs, a timber garden shed completes this lovely tranquil property.

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 is also on an excellent bus route. There is 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, sport and leisure facilities and on the outskirts, a popular golf club. 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 A.

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:

From the William H Brown Swaffham office, proceed along L Street, pass Morrisons Daily, and at the traffic lights, turn right. Continue to the mini round-a-bout and proceed straight over taking Cley Road. Continue towards the end of Whitsands Road and turn left into Shouldham Lane, continue about 70 meters where the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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Rose Cottages, Shouldham Lane, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!
- Characterful 2 bedroom end-terraced cottage

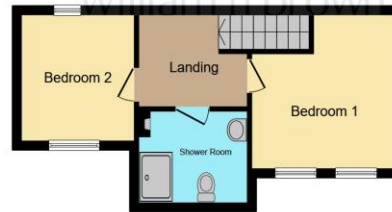
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£180,000



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



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postcode not the actual property

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Property Ref:
SFM107381 - 0004

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