



St Guthlac Close, Swaffham, PE37 7JA

welcome to

St Guthlac Close, Swaffham

>> FOR SALE BY MODERN METHOD OF AUCTION! A 3 bedroom semi-detached house, located on the edge of town, yet within easy reach of local amenities. Offering ample off-road parking, garage, enclosed rear garden, 23' lounge/dining room, modern shower room, cloakroom and 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:

UPVC part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, built-in storage cupboard, radiator, wood effect flooring, door opening to the kitchen, further door opening to:

Lounge / Dining Room

23' 10" x 11' 3" max (7.26m x 3.43m max)

Feature fireplace, two radiators, television point, wood effect flooring, UPVC double glazed window to the front aspect, UPVC double glazed sliding patio style doors opening to the garden.

Kitchen

8' 8" x 7' 11" (2.64m x 2.41m)

A comprehensive 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 cooker, space and plumbing for a washing machine, space for fridge-freezer, tiled flooring, UPVC double glazed window to the rear aspect, part glazed external entrance door to the side aspect.

First Floor Landing

Loft access, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

10' 9" x 9' 7" (3.28m x 2.92m)

Built-in double wardrobes with sliding mirrored doors, radiator, television point, wood effect flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

12' 11" x 8' narrowing to 7' 6" (3.94m x 2.44m narrowing to 2.29m)

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

Bedroom 3

9' 6" max x 6' 11" max (2.90m max x 2.11m max)

Built-in wardrobe, radiator, wood effect flooring, UPVC double glazed window overlooking the front aspect.

Shower Room

Suite comprising vanity pedestal hand wash basin with storage under, shower cubicle with mains connected shower, shower boarded walls, tiled flooring, heated towel rail, UPVC double glazed windows overlooking the rear aspect.

Separate Cloakroom W.C

Suite comprising low level w.c, part tile walls and flooring, UPVC double glazed window to rear aspect.

Outside

To the front of the property, a long driveway provides off-road parking for several vehicles and leads to the garage, with an additional hard-landscaped area in front with a selection of plants

and flowers.

The rear garden is mainly laid to lawn with a paved patio seating area, the garden is interspersed with a variety of plants, shrubs and flowers, a timber garden storage shed, retained fencing and a personal access door to the garage complete the rear garden.

Garage

Remote controlled electric roller door, power sockets, lighting, window to the rear, personal door to the garden.

Location

Swoffham 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 is also only about an hour away. Swoffham 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. Swoffham 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.

directions to this property:

From the William H Brown Swoffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, bear left onto Station Road. Continue along, pass Waitrose supermarket and take the next right hand turn onto New Sporle Road. Take the right hand turn onto St Guthlac Close and proceed towards the end of the cul-de-sac, bearing left, where the property will be found in front of you, identified by our William H Brown "For Sale" board.



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welcome to

St Guthlac Close, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom semi-detached family home
- Presented in excellent condition throughout

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:
SFM110582 - 0004

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