



**The Street, Sporle, PE32 2DR**



**welcome to**

**The Street, Sporre King's Lynn**

>> FOR SALE BY MODERN METHOD OF AUCTION! An attractive 2 bedroom character cottage, occupying a lovely non-estate position within the highly-regarded village of Sporre. Offering a cosy lounge with wood burner, modern fitted bathroom, off-road parking, front and rear gardens and much 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:

Timber part glazed external entrance door opening to:

### Entrance Porch

5' 1" x 5' ( 1.55m x 1.52m )

Ceramic tiled flooring, pitched tiled roof, triple aspect timber framed double glazed windows to the front and both sides, multi-pane door opening to:

### Lounge

12' 11" x 12' 6" max narrowing to 11' 4" ( 3.94m x 3.81m max narrowing to 3.45m )

Feature open fireplace with inset wood burning stove and tiled hearth, radiator, television point, exposed ceiling timbers, solid wood flooring, wall lighting, UPVC double

glazed internal window to the front aspect, door opening to:

### Kitchen

12' 6" max into recess narrowing to 8' 1" min x 8' 1" max ( 3.81m max into recess narrowing to 2.46m min x 2.46m )  
A range of floor mounted fitted kitchen units with wooden work surfaces over, inset Butler style sink unit with mixer tap, part tiled walls, space for electric oven, plumbing for washing machine, space for fridge-freezer, exposed ceiling timbers, ceramic tiled flooring, door opening to the staircase, timber framed double glazed internal window to the rear aspect, door opening to:

### Rear Porch

Airing cupboard, door opening to the ground floor bathroom, further door opening to:

### Conservatory

10' x 5' 7" ( 3.05m x 1.70m )

Wood flooring, wall lighting, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden.

### Ground Floor Bathroom

Suite comprising back to wall w.c, vanity hand wash basin with storage below and wood panelled bath with electric shower unit and additional hand-held shower attachment over, fully tiled walls, heated towel rail, ceramic tiled flooring, inset ceiling spotlights, extractor fan, oil fired central heating boiler, UPVC double glazed window to the rear aspect.

### First Floor Landing

Doors opening to both bedrooms.

### Bedroom 1

12' 11" x 11' 4" ( 3.94m x 3.45m )

Radiator, television point, solid wood flooring, wall lighting, UPVC double glazed window overlooking the front aspect.

### Bedroom 2

9' 6" x 8' max ( 2.90m x 2.44m max )

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

### Outside

To the front of the property, there is a lawned garden area with retaining hedging and a pathway leading to the main entrance door.

The rear garden boasts a paved patio seating area with plant and shrub bed borders. Steps lead up to a lawned garden area with flower and shrub bed borders, retaining fencing and access to a timber garden storage shed/workshop.

A pathway serving this property and the adjoining terraced property, gives access to the rear via a gate, which provides access to the rear driveway and off-road parking space.

### Garden Shed/Workshop

12' 5" x 9' ( 3.78m x 2.74m )

Power and lighting connected.

### Location

Sporle is a well-positioned village located approximately 3.5 miles from the historic market town of Swaffham and less than 30 miles from the Cathedral City of Norwich, which provides a direct rail link to London. Conveniently situated for easy access onto the A47, Sporle is well-served, having its own public house, The King Charles III, primary school, Parish Church and convenience store, which also operates as a Post Office.

Further amenities can be found within nearby Swaffham, which boasts 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.

### Council Tax Band

This property is Council Tax band A.

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



**view this property online** [williamhbrown.co.uk/Property/SFM109972](http://williamhbrown.co.uk/Property/SFM109972)



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## **The Street, Sporle King's Lynn**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!
- 2 bedroom cottage in non-estate, central village location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£140,000**



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

### **directions to this property:**

Upon entering the village of Sporle from the Swaffham/A47 direction, proceed through the village along 'The Street' and the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109972 - 0006

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