



**Kenside, Snettisham, King's Lynn, PE31 7PB**



**welcome to**

**Kenside, Snettisham, King's Lynn**

A semi detached two bedroom bungalow situated in the popular village of Snettisham. There are gardens to the front, side and rear of the property providing a very pleasant setting with attractive seating areas. A viewing is strongly recommended. \*No Chain \*



## 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 £300 inc VAT towards the preparation cost of the pack.

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:

### Entrance Porch/ Conservatory

15' x 7' ( 4.57m x 2.13m )  
UPVC and double glazed construction to the front.  
Space and plumbing for washing machine.

### Entrance Hall

Double glazed door to the front.

### Lounge

9' 1" max x 14' 1" max ( 2.77m max x 4.29m max )  
Double glazed sliding door to the rear conservatory.  
Television point. Radiator.

### Kitchen

10' 9" max x 6' 5" max ( 3.28m max x 1.96m max )  
Comprising a range of base and wall units with worktops over. Electric oven with electric hob and extractor fan. Tiled splashbacks, integrated dishwasher and fridge, stainless steel sink and drainer. Double glazed window to the side.

### Rear Conservatory

10' 9" x 11' ( 3.28m x 3.35m )  
Of brick construction with UPVC full length windows and double glazed door to rear garden.

### Bedroom One

11' 5" max x 9' 11" max ( 3.48m max x 3.02m max )  
Pine latched door, Double glazed bay window to the front. Radiator.

### Bedroom Two

8' max x 9' 11" max ( 2.44m max x 3.02m max )  
Pine latched door, Double glazed bay window to the front. Loft access, part boarded. Radiator.

## Bathroom

Pine latched door. Double glazed obscure window to side. Wash hand basin with stainless steel mixer tap. W.C. Mains shower cubicle. Extractor fan. Heated towel rail.

## Outside

Gravelled car parking area to the front of the property and gravelled garden area with a variety of plant and shrub borders.

Garden to the side with lawned area, flowers, plants, trees and shrubs and providing a pleasant seating area.

The rear garden is mainly laid to lawn with patio areas and a variety of trees, shrubs and plants.

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## Kenside, Snettisham, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- Semi Detached Two Bedroom Bungalow

Tenure: Freehold EPC Rating: D

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.focaiagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN105900 - 0003

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