



Manor Road, Dersingham, King's Lynn, PE31 6LD

welcome to

Manor Road, Dersingham, King's Lynn

Online auction ends 12pm 17th December. A modern & highly spacious, two bedroom terraced house set within the desirable village of Dersingham. The property offers a spacious lounge, conservatory & modern kitchen, plus generous bedrooms & bathroom, as well as off-road parking & courtyard 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:

Entrance Hall

Door to the front. Storage heater. Stairs leading to the first floor landing with under-stairs storage cupboard.

Lounge/ Diner

20' 1" x 11' 11" (6.12m x 3.63m)

Two double-glazed windows to the rear. Two storage heaters. Television point.

Kitchen

8' x 9' (2.44m x 2.74m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric double oven & an electric hob with stainless steel cooker hood over. There is also space & plumbing for a washing machine & a dishwasher. Double-glazed window to the side.

Conservatory

20' max x 19' 1" (6.10m max x 5.82m)

Of brick & UPVC construction. Fitted with base units with work surfaces over. Two storage heaters. Double-glazed windows to the side & rear. Double-glazed French doors to the side.

First Floor Landing

Stairs from the entrance hall. Storage cupboard housing hot water tank. Double-glazed window to the rear.

Bedroom One

14' 1" max x 11' max (4.29m max x 3.35m max)

Double-glazed window to the front. Storage heater.

Bedroom Two

10' 1" x 11' 1" (3.07m x 3.38m)

Double-glazed window to the front. Storage heater.

Bathroom

Fitted with WC, wash hand basin & bath with mixer taps & shower attachment. Extractor fan. Double-glazed window to the rear.

Outside

To the front of the property, a gravelled, shared driveway provides off-road parking, whilst to the rear of the property you will find a low-maintenance courtyard garden.

Agents Notes

The sale is related to probate. Probate has been granted and ready to progress.



view this property online williamhbrown.co.uk/Property/HUN106470



welcome to

Manor Road, Dersingham, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Terraced House
- Lounge & Conservatory

Tenure: Freehold EPC Rating: F

guide price

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106470



Property Ref:
HUN106470 - 0004

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



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk