



Collingwood Close, Heacham, King's Lynn, PE31 7LD

welcome to

Collingwood Close, Heacham, King's Lynn

A fantastic opportunity to purchase this exceptionally spacious, two bedroom detached bungalow, located within the sought-after coastal village of Heacham. The property is offered in good order throughout, boasting a large lounge + garden room, plus a generous plot with sizable gardens.



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.

The Accommodation

Entrance door to:

Lounge

17' 6" x 21' 1" max. (5.33m x 6.43m max.)

With gas fireplace, dual aspect double glazed windows to both the front and side and two radiators.

Kitchen

10' 4" x 9' (3.15m x 2.74m)

With a range of wall and base units with work surface over, composite sink unit with mixer tap over, electric oven, undercounter fridge, undercounter dishwasher and double glazed window to side.

Conservatory

8' 7" x 21' max. (2.62m x 6.40m max.)

With double glazed doors to rear and electric radiator.

Hallway

With built in cupboard housing hot water tank and immersion heater.

Bedroom One

10' 4" x 12' max. (3.15m x 3.66m max.)

With built in wardrobe and double glazed doors to rear.

Bedroom Two

10' 4" x 12' 4" max. (3.15m x 3.76m max.)

With double glazed window to front and radiator.

Bathroom

With W.C, wash hand basin with stainless steel taps over, bath unit with stainless steel taps over, shower cubicle with electric shower over, access to the loft space, two double glazed windows to rear and radiator.

Outside

Garage

10' 3" x 17' 1" (3.12m x 5.21m)

Being of brick construction, with power and light connected, pitched roof and window to side.

Utility / Laundry Room

7' 8" x 6' 4" (2.34m x 1.93m)

With units at wall and base level with work surface over, stainless steel sink unit with stainless steel taps over and W.C.



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Collingwood Close, Heacham, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom detached bungalow
- Lounge + garden room

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

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HUN106499 - 0003

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