



Old Vicarage Park, Narborough, PE32 1TG

welcome to

Old Vicarage Park, Narborough

>>FOR SALE by MODERN METHOD of AUCTION! A 3 double bedroom detached bungalow, occupying a delightful position, backing onto All Saints Church and enjoying views of the church spire, this bungalow further offers the opportunity to personal and update throughout as its set on a generous plot.



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

Part glazed external entrance door opening to:

Entrance Hall

Radiator, carpet flooring, loft access, storage cupboard, internal doors opening to the kitchen, both bedrooms, the bathroom and a further door opening to:

Lounge

Two radiators, carpet flooring, television point, dual aspect UPVC double glazed windows to front and rear aspects

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset enamel sink and drainer, space for an electric cooker, space and plumbing for washing machine, storage cupboard, radiator, floor mounted oil boiler, UPVC double glazed window to the rear aspect, part glazed door opening to:

Conservatory

Of brick built construction with on a brick base with single glazed timber windows over, part glazed entrance door opening to the garden.

Bedroom 1

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 2

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 3

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Outside

To large front of garden is laid to lawn with a flowered border, a long driveway to the side provides off-road parking and access to the garage, a walkway leads to the main entrance door.

A side pathway leads to the rear garden. The rear garden is also laid to lawn and interspersed with a variety of plants and shrubs, the garden benefits from views over the local church spire and offers a good degree of privacy, the oil tank, a greenhouse, external lighting and a patio seating area complete the rear garden, fully enclosed and offers complete privacy. Mainly laid to lawn with a patio seating area, the garden is interspersed with a good variety of plants, flowers, shrubs and trees, a timber storage shed and greenhouse are housed in the rear garden.

Garage

Up & over front door and a personal door opening to the garden.

Location

Narborough is a popular village located just 3 miles from the historic market town of Swaffham, with its own well-regarded primary school, shop, church, a variety of businesses including car repairs, upholstery shop and a car dealer, and is also on an excellent bus route. Narborough is situated on the River Nar and is renowned locally for its trout fisheries and picturesque Georgian water mill. There is also a Chinese restaurant, community centre and social club with a large playing field and children's play area. Swaffham itself has all the amenities one would expect from a thriving town with facilities including doctors and dental surgeries, public library, sports centre, supermarkets and small independent shops, the well renowned Saturday market and the imposing church of Saint Peter and St Paul at the heart of the town. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market, King's Lynn and Watlington.

Council Tax Band

This property is Council Tax band B.



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Old Vicarage Park, Narborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom detached bungalow
- Generous plot with large front and rear gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£190,000



directions to this property:

Leave Swaffham via the A47 towards King's Lynn and at the round-a-bout, continue straight over. Proceed along, taking the left hand turn sign posted 'Narborough' and continue on this road until reaching the village. Take the next turning left and continue straight over at the crossroads into Dennys Walk. Proceed, bearing right at the end, which leads into Old Vicarage Park. Following the road bearing right at the end of the road and the property can 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:
SFM109893 - 0004

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