Greengate, Swanton Morley, Dereham, NR20 4LX

william
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welcome to

Greengate, Swanton Morley, Dereham

A three-bedroom detached home in the sought-after village of Swanton Morley, offering excellent potential to update and personalise. Featuring two reception rooms, a kitchen, shower room, separate WC, garage, generous driveway and an enclosed rear garden with patio, lawn and sheds!

A fantastic opportunity to acquire this three-bedroom detached home, ideally situated in the highly sought-after village of Swanton Morley. Offering excellent potential for modernisation, this property provides the perfect chance for buyers to create a home tailored to their own taste and style.

The accommodation is entered via a welcoming porch, leading into a spacious living room featuring a charming fireplace. This flows through to the dining room, creating an ideal space for family living and entertaining. The kitchen is fitted with a range of cupboards and provides direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms, a shower room and a separate WC.

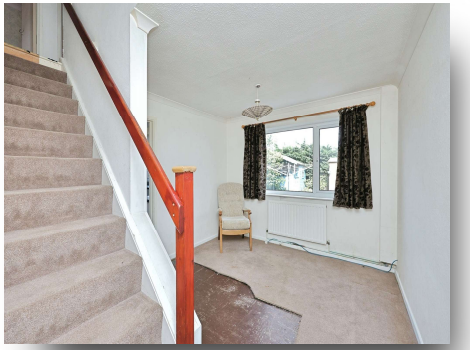
Outside, the property benefits from a generous driveway providing ample off-road parking and access to the garage. The enclosed rear garden features a patio seating area, lawn, established shrubs and two useful sheds, offering plenty of outdoor space to enjoy.

Early viewing is highly recommended to appreciate the potential and desirable village location on offer.

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.

Agent Note Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



welcome to

Greengate, Swanton Morley, Dereham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-bedroom detached home in a sought-after village location
- Excellent potential to modernise and add value

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

guide price

£200,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM118382

The Property Ombudsman

Property Ref:
DRM118382 - 0003

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

01362 692238

Dereham@williamhbrown.co.uk

3 Market Place, DEREHAM, Norfolk, NR19 2AW

williamhbrown.co.uk

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.