



London Street, Swaffham, PE37 7DW

welcome to

London Street, Swaffham

>> MODERN METHOD of AUCTION! A charming 2 bedroom terraced home, located in a non-estate position just a short walk from Swaffham town centre. Boasting a fitted kitchen and ground floor bathroom, cosy lounge, bedrooms with built-in wardrobes, enclosed rear garden and more...



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:

Lounge

11' 8" Max narrowing to 9' 11" Min x 11' 2" (3.56m Max narrowing to 3.02m Min x 3.40m)
Feature former fireplace, radiator, television point, telephone point, decorative ceiling rose, UPVC double glazed window to the front aspect, doorway opening to:

Kitchen

8' 7" + under stair recess x 8' (2.62m + under stair recess x 2.44m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, electric cooker with extractor over, plumbing for washing machine, space for fridge-freezer, tiled flooring, under stairs storage space, UPVC double glazed window to the rear and side aspects, stair case rising to first floor landing.

Rear Lobby

Storage cupboard, external entrance door opening to the rear garden, further door opening to:

Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with electric shower, UPVC double glazed window to rear aspect.

First Floor Landing

carpet flooring, doors opening to both bedrooms.

Bedroom 1

12' x 10' 3" To fireplace (3.66m x 3.12m To fireplace)
Radiator, carpet flooring, two built-in wardrobes, UPVC double glazed windows to the front aspect.

Bedroom 2

8' 5" Max Into Chimney Recces narrowing to 6' 11" x 8' (2.57m Max Into Chimney Recces narrowing to 2.11m x 2.44m)
Radiator, carpet flooring, built-in wardrobe, UPVC double glazed window to the rear aspect.

Outside

The rear garden is partly laid to lawn with a patio seating area, a pathway leads to the bottom of the garden where an access gate is located to take the bins in and out, retained fencing and a timber garden shed complete the garden.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and is also on an excellent bus route. There is a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and on the outskirts, a popular golf club. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents Note

The vendor informs us that there is a right of way to the rear of the property for the neighbouring property/properties. Further details can be obtained from the vendors solicitor at the time of purchase.



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welcome to

London Street, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!
- Charming 2 bedroom terraced house

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

guide price

£100,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. Continue to the mini round-a-bout and take the first exit onto London Street. At the next mini roundabout, proceed straight over and the property will be found further along 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:
SFM110497 - 0010

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