



Pennyfields, Bungay NR35 1RD

welcome to

Pennyfields, Bungay

Ideally situated on a quiet cul-de-sac offering excellent access for the Town Centre, this detached, two double bedroom bungalow, enjoys off road parking, a garage and delightful enclosed rear garden. Offered with No Onward Chain, early viewing is recommended.

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.

Entrance Hall

A spacious entrance leading from the driveway. Doors leading to all rooms and two storage cupboards.

Lounge

16' x 11' 2" (4.88m x 3.40m)
Full height window to the front aspect, timber effect flooring and a feature brick fireplace.

Kitchen/Breakfast Room

9' 10" x 9' 5" (3.00m x 2.87m)
Fitted kitchen wall and base units. Windows to the front and side aspect. Space for informal dining and a cupboard housing the combination boiler.

Bedroom One

14' x 11' 2" (4.27m x 3.40m)
A double room, window looking onto the garden. Fitted wardrobes.

Bedroom Two

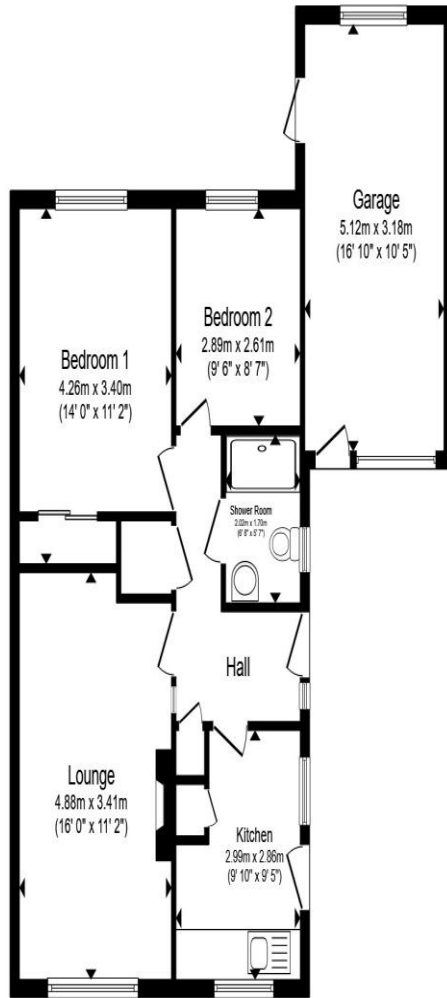
9' 6" x 8' 7" (2.90m x 2.62m)
A double room, window looking onto the garden.

Shower Room

Fitted low level, walk in shower. W/C and wash basin.

Garage

Extra wide single garage with up and over door for vehicular access and a personal door set bedside. At the rear a door opens to the garden.



Floor Plan

Total floor area 75.6 m² (813 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Two Double Bedrooms

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

guide price

£190,000



view this property online williamhbrown.co.uk/Property/BGY107048



Property Ref:
BGY107048 - 0006

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