



**Howdale Road, Downham Market, PE38 9AH**

**welcome to**

**Howdale Road, Downham Market**

Chain free! Ideally located close to Downham Market town centre, this well-proportioned, detached bungalow stands on an exceptionally large, mature plot. Boasting generous gardens, ample off-road parking & garage, the property offers brilliant potential for modernisation.



## 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:

Double-glazed entrance door to:

## Entrance Hall

Door to the front. Loft access. Radiator.

## Lounge

Double-glazed windows to the front & side. Fireplace with gas fire. Radiator.

## Dining Room

Double-glazed window to the side. Radiator. Two storage cupboards. Sliding doors opening to:

## Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in electric oven & an electric hob. There is also a pantry cupboard. Radiator. Double-glazed window to the rear. Double-glazed door to the side.

## Bedroom One

Double-glazed window to the rear. Two radiators.

## Bedroom Two

Double-glazed window to the front. Radiator.

## Bathroom

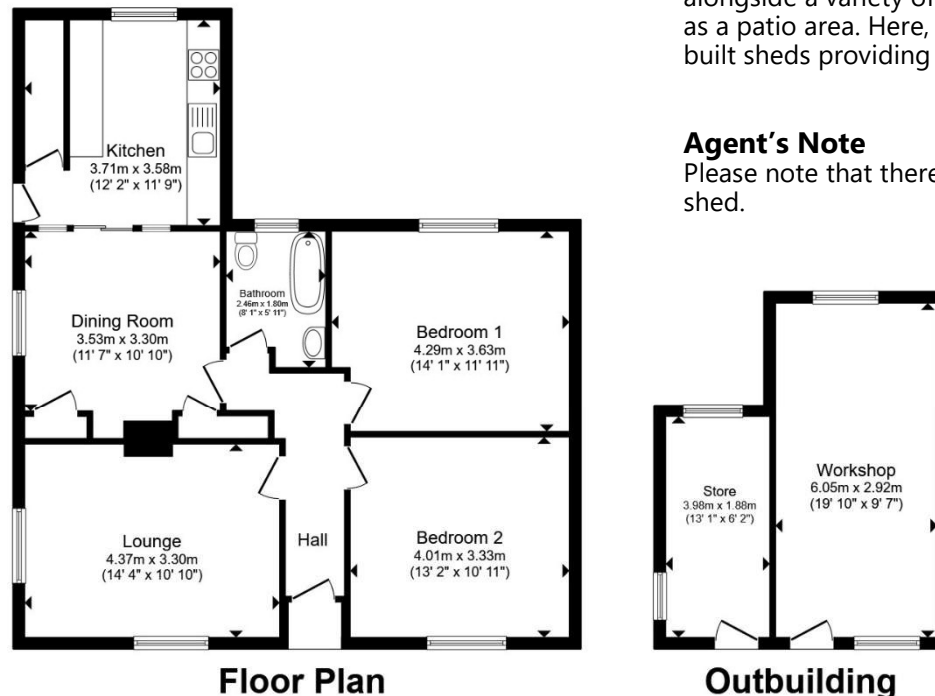
Fitted with WC, wash hand basin & bath. Radiator. Double-glazed window to the rear.

## Outside

To the front of the property, a gate opens to the generous gravelled driveway providing ample off-road parking for multiple vehicles & leading to the single garage. The neat front garden offers a garden pond & is laid to lawn, enclosed by a low brick wall. To the rear, the large, mature garden is fully enclosed by timber fencing & is predominantly laid to lawn, alongside a variety of plants, shrubs & trees, as well as a patio area. Here, you will also find two brick-built sheds providing additional storage.

## Agent's Note

Please note that there is a small leak in the garden shed.



Total floor area 126.8 m<sup>2</sup> (1,365 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](http://www.propertybox.io)

  
william  
h brown



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Howdale Road, Downham Market

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom detached bungalow
- Large, mature plot

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
DHM112834 - 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 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.



**01366 387638**



[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)