



The Grove, Grimston, King's Lynn, PE32 1DG

welcome to

The Grove, Grimston, King's Lynn

No Onward Chain. Situated in a highly sought after location, this spacious two bedroom detached chalet bungalow offers fantastic potential for renovation, modernisation, or extension (subject to the necessary planning permissions), making it an ideal opportunity for a range of buyers.



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

Storage Cupboard

Lounge

Fireplace, Double Glazed Patio Doors to Rear, Radiator

Kitchen

Wall and Base Units, Sink and Mixer Tap, Integrated Oven, Electric Hob, Space for Fridge/Freezer, Double Glazed Window to Front, Door to Conservatory

Conservatory

Door to Rear Garden

Reception Room

Storage Cupboard, Double Glazed Window, Radiator

Bedroom One

Double Glazed Window, Storage Cupboard, Radiator

Bedroom Two

Double Glazed Window, Built in wardrobe, Radiator

Shower Room

Shower, WC, Hand Wash Basin, Heated Towel Rail, Double Glazed Window

Outside

Driveway Parking to Garage. Rear Garden Laid to Lawn with Patio Area

Agents Note

Property has oil heating.



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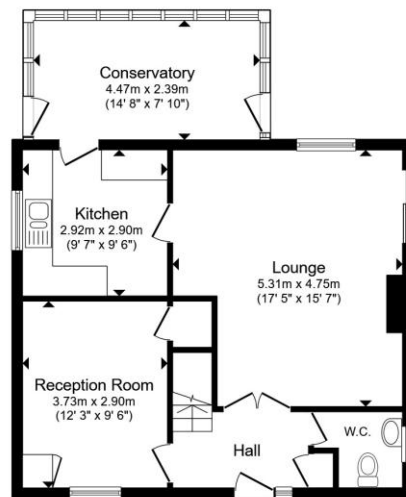
The Grove, Grimston, King's Lynn

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

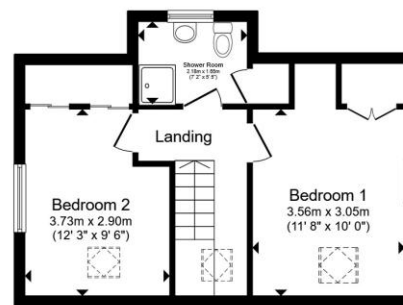
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£280,000



Ground Floor



First Floor

Total floor area 100.0 m² (1,076 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119722 - 0004

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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.

william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)