



Church Road, Hilgay, Downham Market, PE38 0JF

welcome to

Church Road, Hilgay, Downham Market

Chain free! This delightful 3 bedroom cottage in the popular village of Hilgay offers a cosy lounge with fireplace, bright garden room, spacious kitchen & lovely low-maintenance garden with pond. Just a short drive to Downham Market & mainline train station!



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:

Lounge

14' 4" x 10' 1" (4.37m x 3.07m)
Double-glazed door to the front. Double-glazed window to the front. Feature fireplace. Radiator.

Kitchen

11' x 10' 9" (3.35m x 3.28m)
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & space for a freestanding cooker. There is also space for a fridge/freezer. Radiator. Under-stairs storage cupboard.

Conservatory

8' 6" x 6' 3" (2.59m x 1.91m)
Of brick construction with lantern uPVC roof. Radiator. Double-glazed door to the side & double-glazed French doors to the rear.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the side.

First Floor Landing

Radiator. Loft access.

Bedroom One

11' x 9' 9" (3.35m x 2.97m)
Double-glazed window to the rear. Radiator.

Bedroom Two

10' 6" x 6' 9" (3.20m x 2.06m)
Double-glazed window to the front. Radiator.

Bedroom Three

11' 2" x 6' 8" (3.40m x 2.03m)
Double-glazed window to the front. Radiator.

Outside

The walled rear garden provides the perfect space for relaxation. The garden is mainly laid to paving, alongside a covered seating area overlooking the garden pond. There is also a concrete base ready for a garden shed to be laid upon.

Agent's Note

Heating to the property is served by oil central heating.

Please note that there is a flying freehold over the property. Please contact the branch for more information.

There is an existing Right of Way at the property, please enquire with the branch for further details.



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Ground Floor



First Floor

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.focalagent.com

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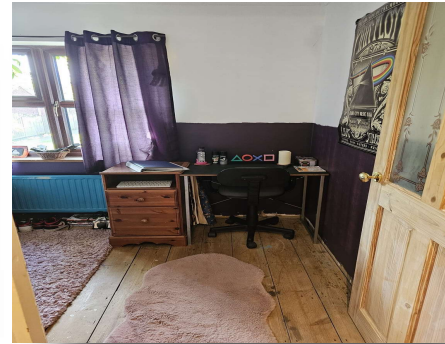
Church Road, Hilgay, Downham Market

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom mid-terraced cottage
- Lounge + garden room

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

guide price

£155,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM113071 - 0004

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