



**Willow Drive, Setchey, King's Lynn, PE33 0BG**

**welcome to**

**Willow Drive, Setchey, King's Lynn**

William H Brown are delighted to offer to market this exciting opportunity for those looking to REFURBISH, EXTEND or POTENTIALLY DEVELOP (STPP). This two bedroom bungalow with garage is sat on an extensive plot with huge potential and No Onward Chain. viewing highly 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.

## **Kitchen**

10' 1" x 8' 9" max ( 3.07m x 2.67m max )  
Wall and base units, Stainless steel sink with individual taps and drainer, Cooker, Space for an undercounter fridge. Space and plumbing for a washing machine. Electric storage heater, Window to front

## **Lounge**

17' 2" max x 7' 1" ( 5.23m max x 2.16m )  
Fireplace with gas fire fitted, LPG gas cylinders located outside. Door to Conservatory

## **Bedroom One**

14' 1" max x 10' 2" ( 4.29m max x 3.10m )  
Window to rear, Electric storage heater

## **Bedroom Two**

10' 9" max x 10' 1" max ( 3.28m max x 3.07m max )  
Window to front, Electric storage heater. Two in-built storage cupboards. Fitted wardrobes.

## **Bathroom**

Bath, Hand Wash Basin, Radiator, Window to Front

## **Toilet**

WC

## **Conservatory**

13' x 8' 4" ( 3.96m x 2.54m )

## **Wc**

WC, Hand Wash Basin

## **Outside**

Off Road Parking on the Two Driveways Located Either Side of the Property, Detached Garage, Useful Attached Outbuilding with the Option to be Additional Garage Space. Extensive Rear Garden with Separate Parcel of Land with Separate Access.



**view this property online** [williamhbrown.co.uk/Property/KLN119163](http://williamhbrown.co.uk/Property/KLN119163)



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## Willow Drive, Setchey, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- In Need of Renovation
- Detached Bungalow

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

guide price

**£145,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119163 - 0006

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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](mailto:KingsLynn@williamhbrown.co.uk)



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



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