Barons Close, Fakenham NR21 8BE

william
h brown

welcome to

Barons Close, Fakenham

Three-bed detached home in a sought-after Fakenham cul-de-sac, set back with generous gardens, driveway and garage. Offering lounge, dining room and conservatory, with excellent scope to update and personalise, all available with NO ONWARD CHAIN for a smooth purchase ready.

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.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").
Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Door to front aspect, stairs to first floor, radiator and carpeted flooring

Lounge

Double glazed window to front aspect, radiator, multi fuel burner, carpeted flooring and door into Conservatory.

Kitchen

Fitted kitchen with range of base units with work surfaces over, electric cooker point, tiled splashbacks, gas central heating boiler, double glazed window to rear aspect, pantry, under stairs cupboard and vinyl flooring.

Dining Room

Double glazed window to front aspect, radiator and carpeted flooring.

Conservatory

Brick base with uPVC double glazed windows and doors, electric storage heater and carpeted flooring

Cloakroom

WC, wash hand basin, double glazed window to side aspect and vinyl flooring

Rear Entrance Porch

Door into garden, storage cupboard, access into Garage.

First Floor Landing

Airing cupboard, loft access, carpeted flooring, doors to bedrooms and shower room.

Bedroom One

Dual aspect double glazed windows to front and rear, radiator, storage cupboard and carpeted flooring

Bedroom Two

Double glazed window to front aspect, radiator and carpeted flooring

Bedroom Three

Double glazed window to rear aspect, radiator and carpeted flooring

Bathroom

Suite comprising shower cubicle, wash hand basin, WC, double glazed window to side aspect, part tiled walls and vinyl flooring.

Exterior

At the front of the property is a driveway with parking for several vehicles, front lawned area with mature bushes and shrubs & single garage with double doors. At the rear the property is a generous, mature garden mainly laid to lawn with bushes and shrubs and greenhouse.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Generous Gardens

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

guide price

£260,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108771

The Property Ombudsman

Property Ref:
FKM108771 - 0014

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.

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