



**Hillside, Marham, PE33 9JJ**

**welcome to**

**Hillside, Marham**

>> FOR SALE BY MODERN METHOD OF AUCTION! 3 Bedroom semi-detached house in this sought after village of Marham, the extensive accommodation comprises; lounge with separate dining room, kitchen with separate utility room and ground floor w.c, driveway parking and more!!



## 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:

UPVC double glazed door opening to:

## Entrance Porch

Of UPVC double glazed construction, internally paired with tiled flooring, UPVC door opening to:

## Inner Hall

Carpet flooring, stairs rising to first floor.

## Lounge

14' 2" x 12' 6" ( 4.32m x 3.81m )  
Carpet flooring, decorative fireplace with surround, television point, built in storage cupboard, UPVC double glazed sliding doors opening to the rear garden, archway leading to:



**view this property online** [williamhbrown.co.uk/Property/SFM111133](http://williamhbrown.co.uk/Property/SFM111133)



## Dining Room

12' 6" x 8' 9" ( 3.81m x 2.67m )  
Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

## Kitchen

11' 8" x 9' 7" ( 3.56m x 2.92m )  
A range of flooring and wall mounted kitchen units with work surfaces over, vinyl flooring, UPVC double glazed windows to the front aspect, inset 1&1/2 bowl composite sink and drainer with mixer tap, space and plumbing for washing machine and dishwasher, space for undercounter fridge, inset eye level double oven, inset induction hob with concealed cooker hood over, internal door opening to the rear lobby.

## Utility Room

10' 1" x 5' 11" ( 3.07m x 1.80m )

## Rear Lobby

Vinyl flooring, built in storage cupboard, UPVC obscure glass door opening to the rear garden, internal door opening to:

## Ground Floor W.C

Low level w.c, vinyl flooring.

## First Floor Landing

Carpet flooring, loft access, UPVC double glazed window to the side aspect, internal doors opening to all first floor rooms.

## Bedroom 1

Irregular Shaped Room 12' 6" max x 10' 11" max ( 3.81m max x 3.33m )  
Carpet flooring, radiator, built in storage cupboard, UPVC double glazed window to the rear aspect.

## Bedroom 2

11' 2" min extending to 12' 5" max x 11' 2" ( 3.40m min extending to 3.78m max x 3.40m )  
Carpet flooring, radiator, built in storage cupboards, UPVC double glazed window to the rear aspect.

## Bedroom 3

9' 4" x 7' 5" ( 2.84m x 2.26m )  
Carpet flooring, radiator, built in storage cupboard, UPVC double glazed window to the front aspect.

## Shower Room

Low level w.c, pedestal hand wash basin with mixer tap, shower boarded walls, mains powered shower with shower boarded walls behind, radiator, vinyl flooring, UPVC double glazed obscure glass window to the side aspect.

## Outside

The property is approached by a concrete driveway with a ramp leading to the front door, additional shared side access to the rear garden.

The rear garden is laid mainly to lawn with a paved walkway outside the lounge sliding doors. An additional paved pathway allows access to the timber built storage sheds and oil tank. to the rear of the garden is a timber built summer house. The garden is bordered by flower beds with established plants and shrubs.

## Location

The popular village of Marham is well-known for its RAF connections and airfield and boasts amenities including a shop, primary school, doctor's surgery, pizza and Chinese take-aways, and a Naffi convenience store. There is also a church, bowls club and the village is on a regular bus route. A broader range of amenities are available in the bustling market town of Swaffham, including supermarkets and more independent stores, sport and leisure facilities, secondary school and a thriving Saturday Market. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

## Council Tax Band

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

## welcome to Hillside, Marham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom semi detached house
- kitchen with separate utility room

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

guide price

# £160,000



## directions to this property:

Upon entering the village of Marham from the Swaffham/Narborough direction, proceed along onto The Street and continue around the sharp bend. Take the left hand turn onto Hillside immediately after the Chinese restaurant, where the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SFM111133](http://williamhbrown.co.uk/Property/SFM111133)



Property Ref:  
SFM111133 - 0002

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.



william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



**williamhbrown.co.uk**