



Roydon Gardens, Roydon Diss IP22 5QX

welcome to

Roydon Gardens, Roydon Diss

Two-bedroom detached bungalow in Roydon, Diss, offered with no onward chain, featuring a bright lounge, kitchen, and built-in wardrobes to the main bedroom. Low-maintenance garden, plus driveway and garage, with scope to update.

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 Porch

Cupboard space, radiator, carpet flooring.

Lounge

Window to side and rear aspect, radiator, carpet flooring.

Kitchen

Window to side aspect, wall and base units, built in sink, space for white goods, tiled walls, lino flooring.

Bedroom 1

Window to side aspect, access to airing cupboard, radiator, built in wardrobes, carpet flooring.

Bedroom 2

Window to side aspect, radiator, carpet flooring.

Bathroom

Window to front aspect, w/c, shower cubical, wash basin, radiator, tiled walls.

Rear Garden

Patio area, low maintenance, oil tank, fence for boundary.

Parking

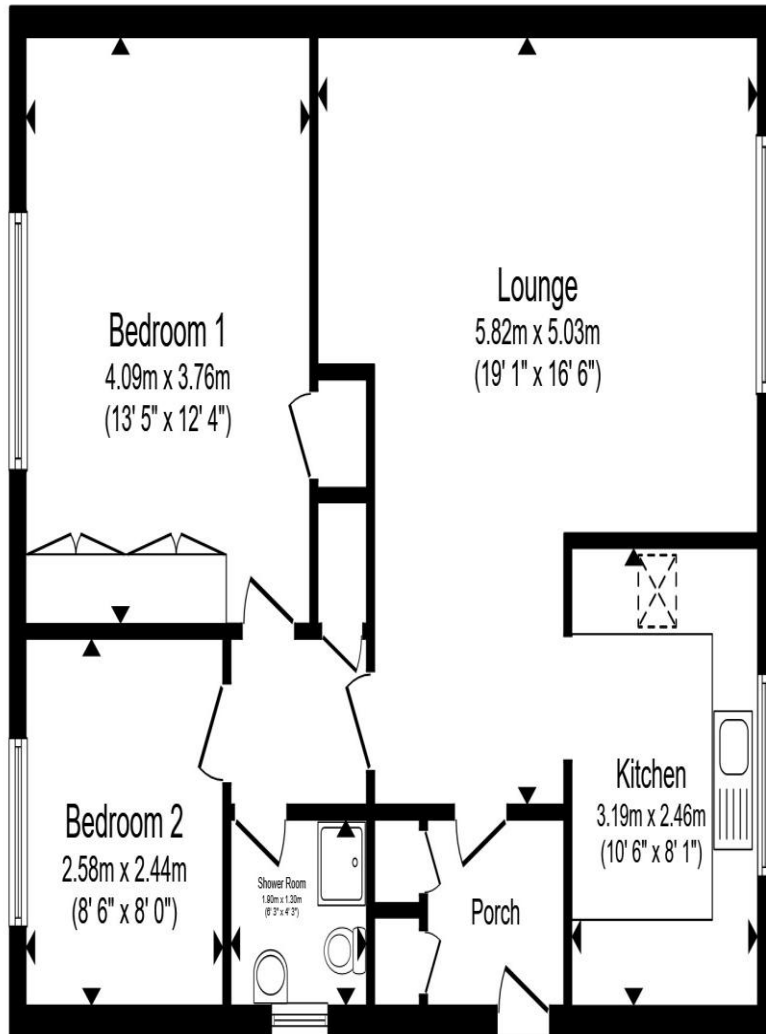
Off road parking

Outbuilding

Window to rear aspect, manual door, flat roof, concrete flooring.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Total floor area 65.3 m² (703 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



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Roydon Gardens,
Roydon Diss

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OFFERED WITH NO ONWARD CHAIN
- Two-bedroom detached bungalow

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

guide price

£230,000



view this property online williamhbrown.co.uk/Property/DSS111620



Property Ref:
DSS111620 - 0002

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