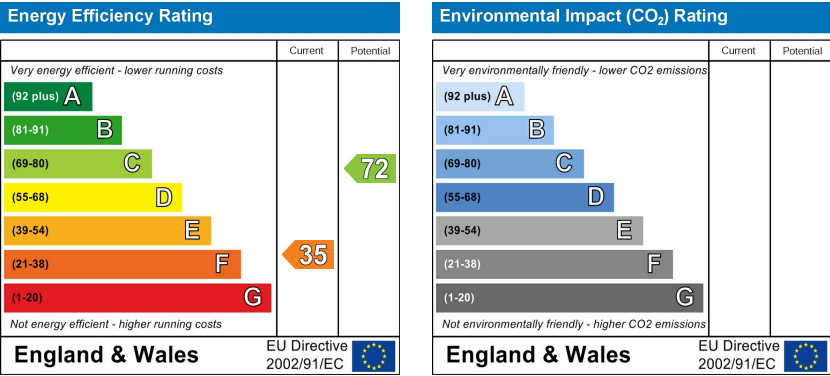


DIRECTIONS

Sat Nav: PE38 0NA



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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This disclaimer must go on to all probate properties – new and existing:



10 Upgate Street Southery, Downham Market PE38 0NA

**SPACIOUS FOUR BEDROOM DETACHED HOUSE IN SOUGHT AFTER VILLAGE
LOCATION WITH OFF ROAD PARKING - IN NEED OF FULL REFURBISHMENT**

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£135,000 Freehold

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SOUTHERY, DOWNHAM MARKET

Southery is a well-served and welcoming Norfolk village, ideally positioned just five miles south of the popular market town of Downham Market. Offering an attractive blend of rural surroundings and everyday convenience, the village benefits from a range of local amenities including a village shop, mobile post office, public house, village hall and a highly regarded primary school, Southery Academy. For secondary education, Downham Market Academy is easily accessible, with further schooling options available in the surrounding area. Downham Market provides an excellent selection of supermarkets, independent shops, cafés, restaurants and leisure facilities, along with a mainline railway station offering direct services to Cambridge, Ely and London King's Cross, making the area ideal for commuters. The nearby A10 also provides convenient road links to King's Lynn, Ely and Cambridge. Surrounded by the beautiful Norfolk countryside and close to the Fens, Southery offers an enviable village lifestyle with scenic walking routes, a strong sense of community and excellent access to both local amenities and major transport connections, making it a highly desirable location for families, professionals and those seeking a quieter pace of life.

PORCH 7'5 x 6'4 (2.26m x 1.93m)

Door to the rear. Storage cupboard.

KITCHEN 17'4 narrowing to 9'9 x 8'9 (5.28m narrowing to 2.97m x 2.67m)

Range of wall, base and drawer units with work surfaces over, a stainless steel sink & drainer unit & space for a freestanding cooker. Radiator. Double-glazed window to the side. Tiled flooring.

UTILITY AREA 7'3 x 5'1 (2.21m x 1.55m)

Fitted with wall & base units with work surfaces over. Radiator. Double-glazed door to the side. Double-glazed window to the side. Vinyl floor.

CLOAKROOM

Fitted with WC. Double-glazed window to the rear.

DINING ROOM

Double-glazed window to the side & single-glazed window to the rear into porch. Fitted carpet. Radiator. Large under-stairs storage cupboard.

LOUNGE

Fitted carpet. Double-glazed windows to the front & side. Two radiators. Exposed brick feature fireplace.

LANDING

Two storage cupboards. Radiator. Double-glazed window to the side.

BEDROOM ONE

Fitted carpet. Double-glazed windows to the front & side. Fitted wardrobe. Radiator.

BEDROOM TWO

Fitted carpet. Double-glazed window to the rear. Radiator. Built-in storage cupboard.

BEDROOM THREE

Fitted carpet. Double-glazed window to the rear. Radiator. Storage cupboard. Fitted wardrobe.

BEDROOM FOUR

Fitted carpet. Double-glazed window to the front. Radiator.

BATHROOM

Three piece suite comprising of a fitted with WC, wash hand basin & bath. Radiator. Double-glazed window to the side.

FRONT AND REAR OF PROPERTY

A driveway to the side of the property leads to the large, hard standing parking area to the rear of the property, this provides off-road parking for multiple vehicles. There is also two outbuildings, whilst a path leads to the larger than average rear garden, mainly laid to lawn & enclosed by a number of mature trees & hedges.

IMPORTANT INFORMATION

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DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.



****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000.**** Nestled on Upgate Street in the charming village of Southery, Downham Market, this delightful detached house, built in 1920, presents a remarkable opportunity for those seeking a project to create their dream home. With four bedrooms, including three generously sized doubles, this property offers ample space for families or those looking to accommodate guests. The house features two reception rooms, providing versatile living areas that can be tailored to your needs. The spacious rooms throughout the property are brimming with potential, inviting you to reimagine the layout and design to suit your personal style. However, it is important to note that the property requires total modernisation, allowing you to put your own stamp on it from the ground up. One of the standout features of this home is the larger than average rear garden, perfect for outdoor enthusiasts or those who enjoy gardening. Additionally, the property boasts two outbuildings, which can serve various purposes, from storage to a workshop, enhancing the overall utility of the space. The large hard-standing parking area provides ample off-road parking, ensuring convenience for you and your guests. This property is not just a house; it is a canvas waiting for your vision. With its prime location in Southery, you will enjoy the tranquility of village life while still being within easy reach of local amenities and transport links. This is an exceptional opportunity to create a beautiful family home in a sought-after area. Don't miss your chance to explore the possibilities that await in this charming property.



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, windows, doors and any other items are approximate and not necessarily to scale. The only view presented is an overview. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The images, videos and documents shown here are best viewed when you are logged in.



