



Orford Road, Swaffham, PE37 7JH

welcome to

Orford Road, Swaffham

>>MODERN METHOD of AUCTION - A 2 double bedroom semi-detached house, located within easy walking distance of Swaffham town centre. The property has undergone a course of refurbishment by the current owners including fitted kitchen new flooring, lounge, bedrooms and gardens!



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

Part glazed front entrance door with storm canopy over opening to

Entrance Hall

Radiator, newly fitted carpet flooring, stairs rising to first floor landing, doors to kitchen and further door opening to:

Lounge

Newly fitted carpet, two radiators, television point, dual aspect UPVC double glazed windows to front and rear aspect.

Kitchen

Newly install fitted kitchen with a range of wall and floor mounted fitted units with work surfaces over, inset stainless steel sink and drainer, tiled splashbacks, space for an electric cooker, space and plumbing for washing machine, space for fridge/freezer, radiator, laminate wood effect flooring, two storage cupboards, UPVC double glazed window to rear aspect along with UPVC double glazed door opening to the side aspect.

First Floor Landing

Carpet flooring, loft access, UPVC double glazed windows to side aspect, doors leading to all rooms.

Bedroom 1

Radiator, television point, newly fitted carpet flooring, over stairs storage cupboard housing the emersion tank, two UPVC double glazed window overlooking the front aspect.

Bedroom 2

Radiator, newly fitted carpet flooring, UPVC double glazed window overlooking the rear aspect.

Shower Room

Suite comprising low level w.c, pedestal hand wash basin, walk-in double shower cubicle with mains connected shower over and glazed shower screen, shower boarded walls radiator, UPVC double glazed obscure glass window overlooking the rear aspect.

Outside

The front of the property is approached by a walkway leading to the front entrance door and a gravelled driveway offers off-road parking and open access is available to the side of the property leading to the garden.

The rear garden is set mainly to lawn with a brick built outbuilding. A patio seating area is located to the front of the garden.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hours' drive away. Swaffham boasts ample free parking within the town and has a small social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, confectionery, tools and plants. 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.

Agent Note

William H Brown understand that this property is of non-standard construction, this property can only be purchased by cash buyers

Agent Note

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.



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Orford Road, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well presented 2 double bedroom semi-detached house
- Fully refurbished with a newly installed fitted kitchen & flooring

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

guide price

£110,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, bear left onto Station Road. Take the first right hand turn onto Sporle Road and then turn immediately left onto Northwell Pool Road. Follow the road to the end and bear left on to Sporle Road and onto Couhe Close. The property will be found on the right hand side, opposite the duck pond.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110853 - 0006

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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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk