



**Hickling Close, Swaffham, PE37 7SE**

**welcome to**

**Hickling Close, Swaffham**

>>FOR SALE BY MODERN AUCTION! A well-proportioned 2 bedroom semi-detached family home, located within this highly-regarded residential area of Swaffham. The property benefits from 2 spacious bedrooms, modern fitted kitchen and bathroom, enclosed rear garden, driveway parking and a garage!



## 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 part glazed external entrance door opening to:

### Kitchen/Diner

14' 10" x 10' 1" ( 4.52m x 3.07m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset composite sink and drainer with mixer tap, tiled splash backs and surrounds, integrated oven, fitted induction hob with concealed cooker hood over, plumbing and space for washing machine, space for fridge, radiator, vinyl flooring, UPVC double glazed window to the side aspect. UPVC external entrance doors to front and side aspect.

### Lounge

17' x 12' 11" ( 5.18m x 3.94m )

Radiator, carpet flooring, television and telephone points, UPVC double glazed window to the front aspect.

### Inner Hall

Carpet flooring, radiator, built in storage cupboard.

### Bedroom 1

12' x 9' 3" ( 3.66m x 2.82m )

Fitted wardrobes, radiator, television point, carpet flooring, UPVC double glazed French style doors opening to the rear aspect.

### Bedroom 2

11' 10" x 9' 1" ( 3.61m x 2.77m )

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

### Bathroom

Suite comprising low level w.c with vanity hand wash basin, walk in shower cubicle with wall mounted shower unit with fully tiled walls behind, tiled flooring, tiled walls, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

### Outside

To the front of the property, there is a driveway providing off-road parking and access to the garage. There is a paved front garden with a pathway leading to the main entrance door.

The fully enclosed rear garden is laid mainly to a paved patio area, to minimize maintenance, with a timber garden storage shed with a personal entrance door providing access to the brick built garage. To the side of the property a raised area laid to artificial lawn provides a shaded seating area. The garden is bordered by beds with well established plants, shrubs and trees.

### Garage

Up and over door to the front aspect, personal doors opening to the rear aspects.

### 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 hour 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, housewares, 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 B.

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



**view this property online** [williamhbrown.co.uk/Property/SFM110503](http://williamhbrown.co.uk/Property/SFM110503)



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## Hickling Close, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 bedroom semi-detached bungalow
- Modern fitted kitchen and bathroom
- Gas fired central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110503 - 0006

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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.

### directions to this property:

From the William H Brown office, turn right at the traffic lights onto London Street, continue ahead onto Brandon Road. Take a right hand turn onto Filby Road, then the first right hand turn onto Wroxham Avenue follow the road round onto Hickling Close. The property can be found on the left hand side, identified by our For Sale board.



william h brown



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