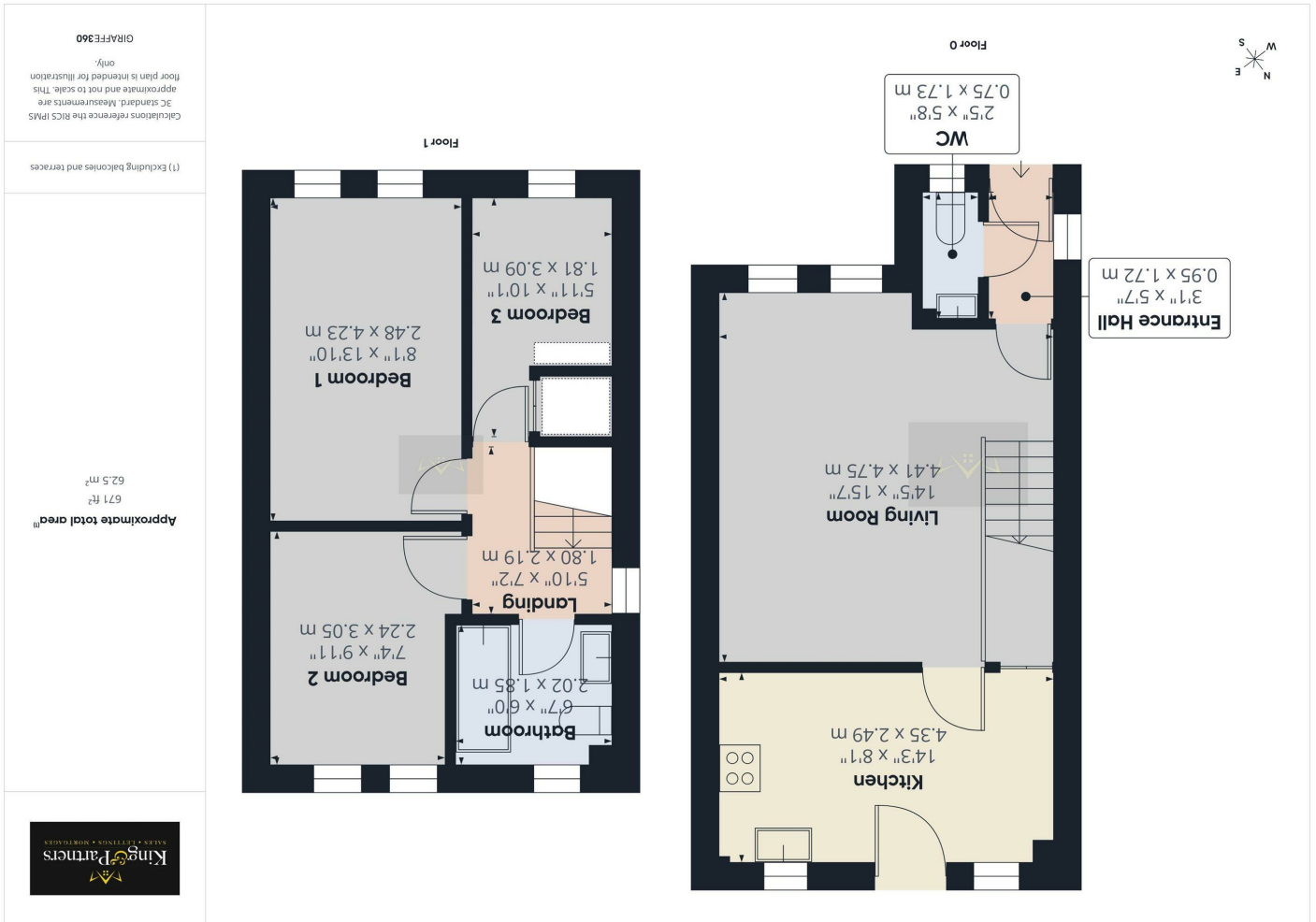






## Council Tax Band - C

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

# 15 Lime Close, Marham, King's Lynn, Norfolk, PE33 9HN



## £155,000

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000.
- Detached House
- 3 Bedrooms & Bathroom
- Cloakroom
- Electric Storage Heating
- Kitchen
- Living/Dining Room
- Immediate 'Exchange of Contracts' available

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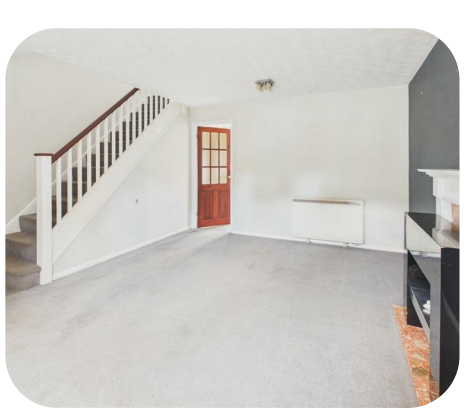
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Property Detail

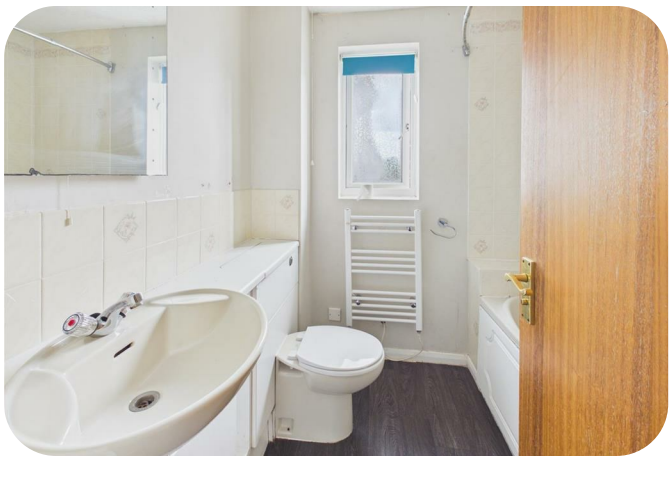
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000.NO CHAIN! A detached three-bedroom house situated in the popular village of Marham. The property offers well-proportioned accommodation including a living/dining room, kitchen, cloakroom, three bedrooms and bathroom. Requiring improvement and updating throughout, the property presents an excellent opportunity for buyers looking to modernise and create a home to their own specification.

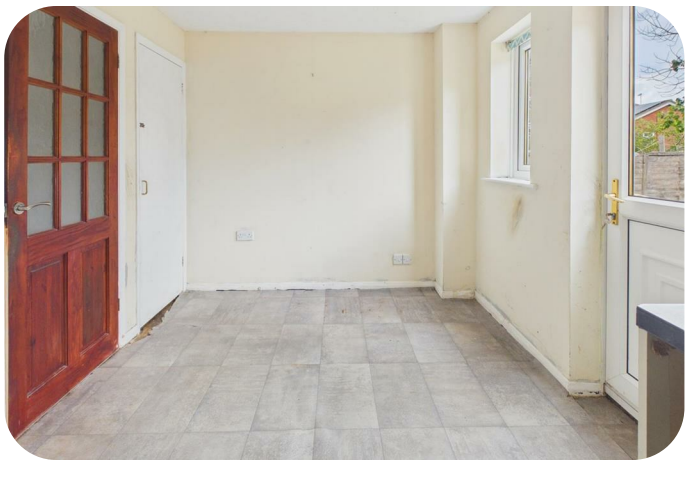














**Entrance Hall**
3' 1" x 5' 7" (0.94m x 1.70m)

**Bathroom**
6' 7" x 6' 0" (2.01m x 1.83m)

**Cloakroom**
2' 5" x 5' 8" (0.74m x 1.73m)

**Living/Dining Room**
14' 5" x 15' 7" (4.39m x 4.75m)

**Landing**

**Bedroom 2**
7' 4" x 9' 11" (2.24m x 3.02m)

**Kitchen**
14' 3" x 8' 1" (4.34m x 2.46m)

**Bedroom 1**
8' 1" x 13' 10" (2.46m x 4.22m)

**Bedroom 3**
5' 11" x 10' 1" (1.80m x 3.07m)

**Being Sold Via Secure Sale online Bidding** A detached three-bedroom house situated in the popular village of Marham, offering an exciting opportunity for buyers seeking a property with scope for improvement and modernisation. The accommodation provides a practical layout comprising a living/dining room, kitchen, cloakroom, three bedrooms and a family bathroom. The property requires improvement and updating throughout, making it ideally suited to purchasers looking to put their own stamp on a home and create a property tailored to their individual taste and requirements. The three bedrooms provide versatile accommodation, while the living/dining room offers a generous space for both relaxing and entertaining. The kitchen provides scope for replacement or modernisation to create a contemporary and functional heart of the home. The property benefits from electric storage heating and is offered for sale with NO ONWARD CHAIN, providing the potential for a straightforward purchase. An excellent opportunity for first-time buyers, investors or those looking for a project, with the potential to transform this detached house into a comfortable and modern family home.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt
with effectively.
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.
The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.