



**Recreation Drive, Southery, Downham Market, PE38 0NB**

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**Recreation Drive, Southery, Downham Market**

Set on a generous corner plot backing onto open fields, this three-bedroom home in Southery offers fantastic potential. With spacious interiors, a large garden, garage and no onward chain, it's the perfect opportunity to create a home in a sought-after village setting.



## **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:**

Double-glazed entrance door to:

## **Entrance Hall**

Door to the front.

## **Cloakroom**

Fitted with WC. Radiator. Double-glazed window to the front.

## **Lounge**

Double-glazed windows to the rear. Radiator. Feature fireplace. Double-glazed door to the rear leading to the rear garden. Opening to:

## **Dining Area**

Double-glazed window to the front. Radiator.

## **Kitchen**

This fitted kitchen includes both wall & base units with work surfaces over, a twin bowl stainless steel sink & drainer unit and space for a freestanding cooker. There is also space & plumbing for a washing machine & tumble dryer. Pantry cupboard. Radiator. Double-glazed windows to the front & rear.

## **First Floor Landing**

Stairs from the entrance hall. Radiator. Loft access. Double-glazed window to the front.

## **Bedroom One**

Double-glazed window to the rear. Radiator. Storage cupboard.

## **Bedroom Two**

Double-glazed window to the rear. Radiator.

## **Bedroom Three**

Double-glazed window to the side. Radiator.

## **Bathroom**

Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed window to the front.

## **Outside**

The property sits on a generous corner plot, boasting excellent outdoor space & backing onto fields behind. To the front, a gravelled driveway provides off-road parking for two cars & leads to the generous garage. The property's frontage is fully lawned, whilst the sizable rear garden is mainly laid to lawn alongside a patio area & offers lovely field views.

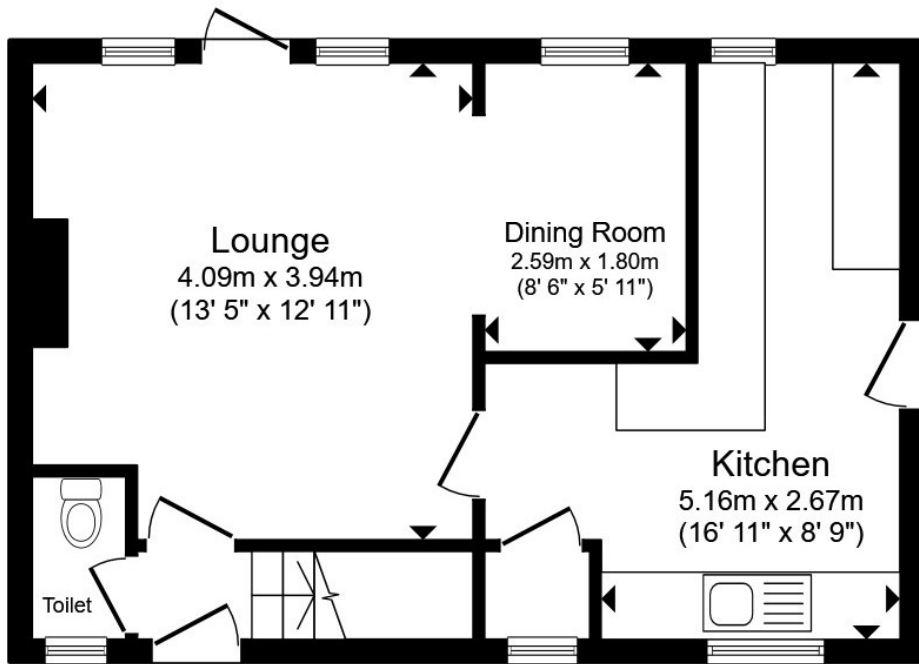
## **Agent's Note**

Heating to the property is served by oil central heating. Please contact the branch for further information if required.

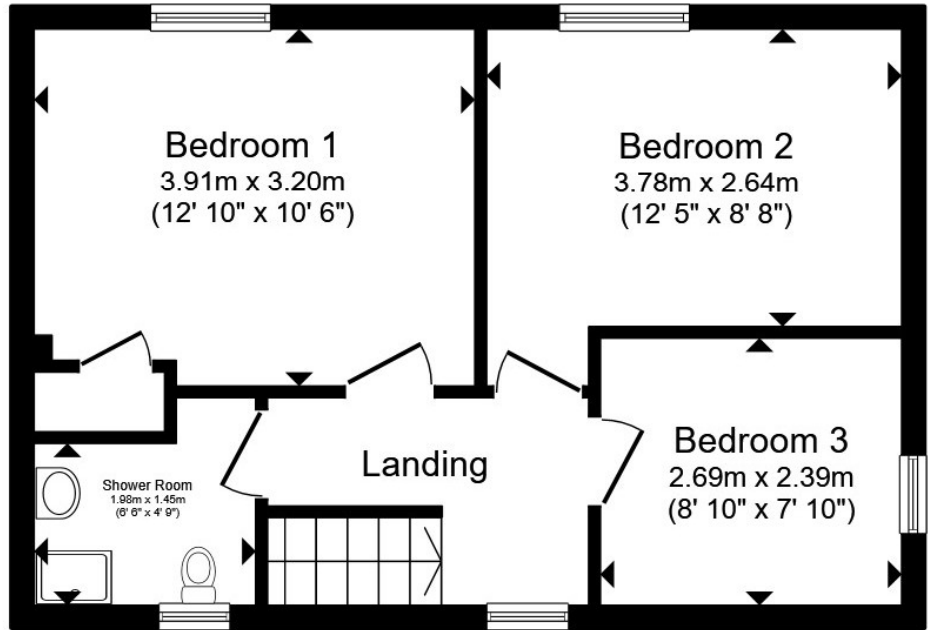


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**Ground Floor**



**First Floor**

Total floor area 79.9 m<sup>2</sup> (860 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](http://www.propertybox.io)

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## Recreation Drive, Southery, Downham Market

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom semi-detached house
- Large corner plot

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112719 - 0002

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**01366 387638**



[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



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