





Southfields, Gaywood, King's Lynn, PE30 4BA

welcome to

Southfields, Gaywood, King's Lynn

Chain free! Occupying a generous corner plot in the popular Southfields area of Gaywood, this detached bungalow offers an exciting opportunity to create a home tailored to your own tastes. With wrap-around gardens, garage & parking, it combines excellent potential with a highly convenient location.













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 Porch

Door to the side. Double-glazed window to the side.

Lounge/Diner

Double-glazed window to the front. Radiator. Feature fireplace. Built-in storage cupboard.

Kitchen/Diner

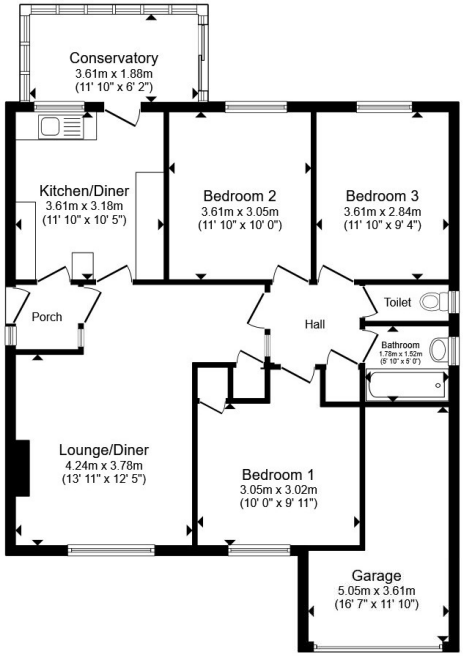
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker. There is also space for an under-counter fridge & under-counter freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed window to the rear.

Bedroom One

Double-glazed window to the front. Radiator. Built-in wardrobe.

Bedroom Two

Double-glazed window to the rear. Radiator.



Ground Floor

Bedroom Three

Double-glazed window to the rear. Radiator.

Bathroom

Fitted with bath & wash hand basin. Double-glazed window to the side.

Cloakroom

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

Outside

The property occupies a generous corner plot with gardens wrapping around the home. To the front, a hardstanding driveway provides off-road parking and leads to the garage. The surrounding gardens are predominantly laid to lawn and enclosed by timber fencing, creating a pleasant outdoor space, complemented by a selection of young trees and planting.

Total floor area 99.9 m² (1,075 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

william h brown

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom detached bungalow
- Chain free!

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

guide price

£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120364 - 0002

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