



Fakenham Road, Great Witchingham, NR9 5AE

welcome to

Fakenham Road, Great Witchingham

Once the village Post Office, this refurbished and unique three bedroom end-terraced home blends modern style with historic charm. Set in a peaceful non-estate corner position, it offers a dual aspect lounge, stylish galley kitchen, trendy shower room, private courtyard garden and NO ONWARD CHAIN!!



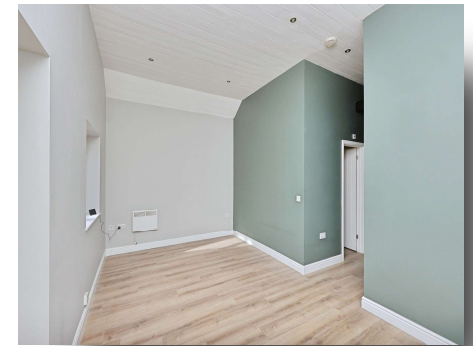
A wonderful opportunity to own this modern and individual home, full of charm and history as it was formerly the village Post Office. Beautifully refurbished throughout, the end-terraced property now offers stylish and comfortable living while retaining a sense of its original character.

Occupying a non-estate corner position within a peaceful village, the home features an entrance hall, a dual-aspect lounge, and open-plan access to a modern galley kitchen with some integrated appliances and French doors to rear. There are three adaptable bedrooms, along with a contemporary shower room.

Outside, the property enjoys a private rear courtyard garden, ideal for outdoor dining or relaxation. Additional benefits include inset ceiling spotlights for a stylish approach, electric heating, double glazed windows, and the convenience of no onward chain.

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 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.



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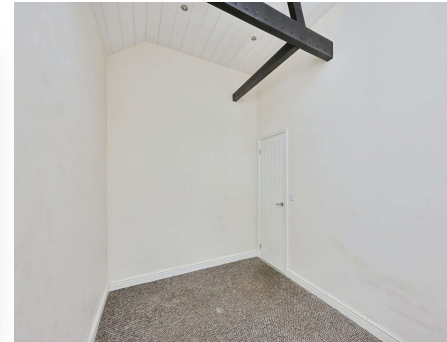
Fakenham Road, Great Witchingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****NO ONWARD CHAIN****
- Individual and refurbished property

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM118032 - 0003

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