



Southlands, Swaffham, PE37 7PG

welcome to

Southlands, Swaffham

>>OPPORTUNITY TO MODERNISE!! A spacious 3 bedroom detached bungalow on the edge of Swaffham town centre. Boasting a fitted kitchen, lounge, two double bedrooms and a further third bedroom, family bathroom, well-manicured front and rear gardens, driveway, garage and much more!!



Accommodation:

Part glazed entrance door opening to:

Entrance Hall

Carpet flooring, internal doors opening to all rooms.

Lounge

Carpet flooring, feature gas fireplace with tiled hearth and surround, radiator, television and telephone point, UPVC double glazed window to the front aspect.

Kitchen

A range of wall mounted kitchen units and work surfaces, inset stainless steel sink and drainer with mixer taps over, tiled splashbacks and walls, tile effect flooring, three storage cupboards, radiator, UPVC double glazed window to the front aspect, door opening to:

Conservatory

Of brick built construction with UPVC double glazed windows to the front and rear aspect, UPVC double doors opening to the rear garden and front garden.

Bedroom 1

Carpet flooring, radiator, built-in wardrobes, UPVC double glazed window to the rear aspect.

Bedroom 2

Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to the rear aspect.

Bedroom 3

Carpet flooring, radiator, built-in wardrobes, UPVC double glazed window to the side aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, tiled panel bathtub with mixer tap & additional hand-held shower attachment, fully tiled walls, radiator, tile effect flooring, UPVC obscure glass window to the side aspect.

Garage

Up and over door, personal door opening to the rear garden.

Outside

The property is approached by a driveway providing off road parking for multiple vehicles, there is a lawned area to the front which is bordered by established and well manicured shrubs and plants.

The rear garden is laid mainly to lawn, a paved patio provides a seating area, with a paved pathway allowing access to the rear garden where there is a timber built storage shed.

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 is also on an excellent bus route. There is 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, sport and leisure facilities and a popular golf club. 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 C.

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

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within

the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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welcome to

Southlands, Swaffham

- GUIDE PRICE £200,000
- Attractive 3 bedroom detached bungalow
- Offering an opportunity to update and personalise
- Kitchen and conservatory
- Enclosed rear garden, driveway & garage

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

guide price

£200,000

directions to this property:

From the William H Brown office, continue on London Street, over the mini roundabout, turn right onto Haspalls Road. Continue and turn left onto Greenhoe Place, at the end of the road turn Right onto Southlands, the property can be found on the left hand side identified by our William H Brown 'For Sale' sign.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111028 - 0008

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