



Westgate Street, Southery, Downham Market, PE38 0PA

welcome to

Westgate Street, Southery, Downham Market

Set on a generous plot in the popular village of Southery, this detached bungalow offers fantastic potential to renovate or extend (STPP). With extensive parking, a double garage, large gardens and excellent transport links including a bus stop at the doorstep, it's a rare opportunity!



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. Radiator. Storage cupboard. Loft access.

Lounge

Double-glazed bay window to the front & double-glazed window to the side. Radiator. Feature fireplace.

Kitchen

This fitted kitchen includes a range of wall & base units with work surfaces over, a composite sink & drainer unit, a low-level electric oven & an electric hob with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine and dishwasher. Radiator. Airing cupboard. Double-glazed window to the rear.

Conservatory

Double-glazed windows to the side. Double-glazed doors to the front & side. Radiator.

Utility Room

Double-glazed window to the rear. Space & plumbing for a washing machine & tumble dryer. Stainless steel sink & drainer unit.

Bedroom One

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

Bedroom Two

Double-glazed window to the side. Radiator.

Shower Room

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed window to the rear.

Outside

The property occupies a sizable plot with generous gardens to the front & rear. To the front, you will find a lawned garden with mature trees & hedging, whilst a hardstanding driveway extends down the side of the property & leads to the rear gravelled parking area providing off-road parking for multiple vehicles & leading to the detached double garage & garden shed. The large rear garden is laid to lawn, alongside various plants & shrubs.

Agent's Note

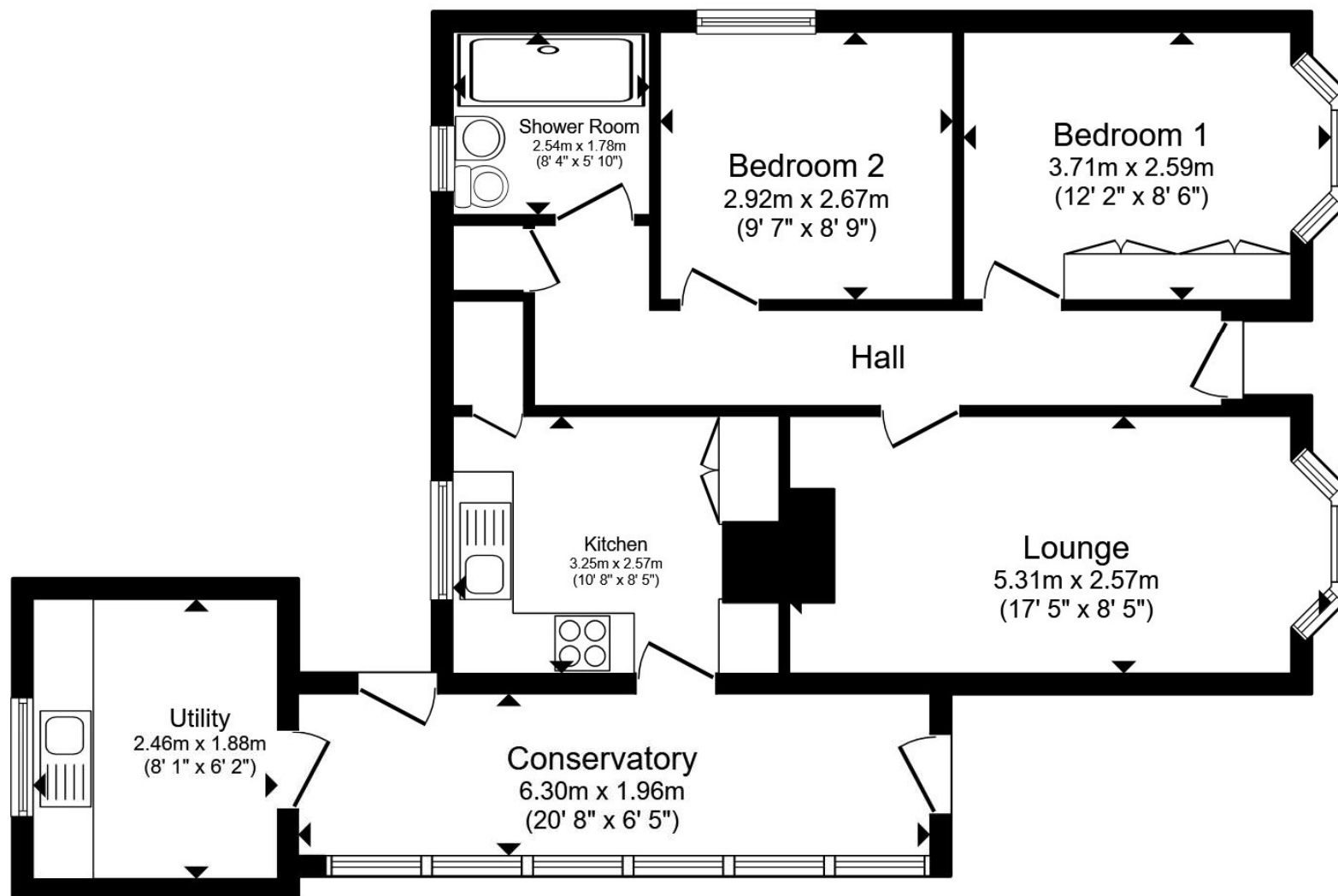
Heating to the property is served by oil central heating. Please contact the branch for further information if required.

Please note that there is asbestos present in the roof of the utility room.



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Total floor area 72.0 m² (775 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

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Westgate Street, Southery, Downham Market

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom detached bungalow
- Generous plot

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

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112992 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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