



Chiquita, North Pickenham Road, Necton, Swaffham, PE37 8EF

welcome to

Chiquita, North Pickenham Road, Necton, Swaffham

>> SECURE MODERN OF AUCTION!! A lovely 2 double bedroom linked-detached bungalow, occupying a non-estate position within the well-serviced village of Necton. The property would benefit from some updating and comprises of a spacious lounge, rear facing kitchen, a conservatory, driveway and garage!!



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

UPVC part glazed external entrance door opening to:

Entrance Porch

Internal door opening to:

Entrance Hall

Radiator, loft access, doors opening to both bedrooms, bathroom and the kitchen, further door opening to:

Lounge / Dining Room

Carpet flooring, television point, radiator, UPVC

double glazed window to the front aspect.

Kitchen

A range of floor and wall mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with swan neck mixer tap over, built-in electric oven, inset electric hob with cooker hood over, space for a free standing fridge-freezer, space and plumbing for a washing machine, radiator, two built in storage cupboards, UPVC double glazed window to the rear, part glazed entrance door to the garden.

Bedroom 1

Carpet flooring, radiator, UPVC double glazed window to the front aspect

Bedroom 2

Carpet flooring, radiator, UPVC double glazed door opening to:

Conservatory

Of brick built construction with UPVC double glazed windows over and bespoke blinds, radiator, UPVC double glazed doors opening to the garden.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with electric shower and hand-held attachment, part tiled walls behind, UPVC double glazed obscure glass window to the rear aspect.

Outside

The front of the property is mainly laid to lawn and bordered by established shrubs and trees providing a good degree of privacy, the gas tank is located in the front garden which also has a driveway leading to the garage and front entrance door providing off-road parking along with an outside light.

The rear garden is fully enclosed mainly laid to lawn, a paved patio seating area allow the occupants to enjoy the sun throughout the day, step leading to the conservatory and an outside tap.

Garage

Up & over door to the front and a window to the rear aspect.

Location

Necton is a popular village, situated off the A47 main road between Swaffham and Dereham in the Breckland district of mid-Norfolk. The village boasts a wealth of amenities including a primary school, playing field, social club, public house, Post Office and a number of shops, including Co Op and Costa. Further amenities can be found within the neighbouring town of Swaffham, which is less than 5 miles away and boasts 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 and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

Council Tax Band

This property is Council Tax band B.

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



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Chiquita, North Pickenham Road, Necton, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 double bedroom linked-detached bungalow
- Offering the opportunity to personalise throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111128 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and onto Hale Road, taking the right hand turn onto North Pickenham Road just before reaching the village shop. Continue along and the property is location on the left hand side identified by our William H Brown For Sale Board



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