



Town Close, East Winch, PE32 1NU

welcome to

Town Close, East Winch

>> SECURE ONLINE AUCTION! A spacious 3 bedroom linked semi-detached home, located in the semi-rural village of East Winch. Boasting good size lounge, dining room, lovely conservatory, generous rear garden, driveway parking and more!!



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

Part glazed external entrance door opening to:

Entrance Hall

Wall mounted electric heater, staircase rising to first floor landing, doors opening to lounge and kitchen.

Lounge

12' 2" x 11' 6" (3.71m x 3.51m)
Carpet flooring, television point, UPVC double glazed window to the front aspect and archway open to the dining room.

Dining Room

10' 6" x 8' 10" (3.20m x 2.69m)
Carpet flooring, UPVC double glazed sliding doors to the conservatory.

Conservatory

14' 9" x 9' 6" (4.50m x 2.90m)
Of brick base construction with UPVC double glazed windows and Polycarbonate roof, power sockets and lighting, bespoke blinds and UPVC double glazed doors opening to the garden.

Kitchen

9' 2" x 8' 6" (2.79m x 2.59m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, built-in oven and hob with cooker hood over, plumbing for a washing machine, vinyl flooring, UPVC double glazed window to the rear aspect, external door opening to the side passage.

Side Passage

Enclosed passage way giving access to both the front and rear gardens, the store room and ground floor w.c

Ground Floor Cloakroom W.C

Suite comprising low level w.c, hand wash basin.

Store Room

8' 2" x 6' 3" (2.49m x 1.91m)
Multi use room, previously functioning as a home office.

First Floor Landing

Carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom

Bedroom 1

13' 9" x 11' 6" (4.19m x 3.51m)
Wall mounted electric heater, carpet flooring, UPVC double glazed window to front aspect.

Bedroom 2

11' 6" x 11' 2" (3.51m x 3.40m)
Built-in storage cupboard, wall mounted electric heater, carpet flooring, UPVC double glazed window to rear aspect.

Bedroom 3

8' 8" x 6' 6" (2.64m x 1.98m)
Over stairs hub, wall mounted electric heater, carpet flooring, UPVC double glazed window to front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with shower over, part tiled walls, UPVC double glazed window overlooking the rear aspect.

Outside

The property is approached via a hard landscaped driveway providing off-road parking and leads to the front entrance door,

The rear garden is mainly laid to lawn with flowers and plants set to the borders, a paved patio seating area and retained fencing complete the garden.

Council Tax Band

This property is Council Tax band A.

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.



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welcome to

Town Close, East Winch King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom linked semi-detached house
- Good size conservatory/garden room

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

guide price

£180,000

directions to this property:

Enter the village via Gayton Road and proceed along round the bend, take the first left hand turn into Town Close and then the first right hand turning, also Town Close, follow the road along toward the end where the property is located on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110666 - 0009

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