



Mill Farm Nurseries, Swaffham, PE37 7PJ

welcome to

Mill Farm Nurseries, Swaffham

>> FOR SALE BY AUCTION! located close to town, this 3 double bedroom bungalow holds potential for buyers who enjoy a project. Boasting a good size lounge, kitchen with further storage, gas central heating (unknown condition), good size front and rear garden, off-road parking and more!.



Accommodation:

Part glazed entrance door opening to:

Entrance Hall

Carpet flooring, radiator, loft access, internal doors opening to all rooms.

Lounge

Feature fireplace, carpet flooring, radiator, television point, window to the front aspect.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer unit with mixer tap, tiled splash backs and surrounds, space for an electric cooker, lino flooring, window to front aspect and external door opening to side aspect.

Bedroom 1

Radiator, carpet flooring, window to the rear aspect.

Bedroom 2

Radiator, carpet flooring, window to the rear aspect.

Bedroom 3

Radiator, carpet flooring, window to the side aspect.

Bathroom

Suite comprising, low level w.c, hand wash basin with tiled splash backs, panelled bath with mixer tap and hand-held shower attachment, radiator, window to side aspect.

Outside

The property has the benefit of a large driveway with ample off road parking for multiple vehicles. A pathway leads to the front door and a front garden which is fully lawned.

The rear is mainly lawned with a pathway leading around the garden.

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 has 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. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band B.

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

Important Notice

For each Lot, a contract documentation fee of £1,500 (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.

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welcome to

Mill Farm Nurseries, Swaffham

- For Sale by Auction on Thursday 15th October
- 3 bedroom detached bungalow
- Opportunity to update and modernise throughout
- Lounge with feature fireplace
- Gas central heating, not used for many years and condition unknown

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£160,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and at the next mini roundabout, continue straight over. Proceed along London Street, taking the next right hand turn onto Haspalls Road and then take the left hand turn onto Greenhoe Place. Continue to the end of the road and take the left hand turn onto Mill Farm Nurseries. The property will be found on the left 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:
SFM111339 - 0002

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