



Couhe Close, Swaffham, PE37 7JS

welcome to

Couhe Close, Swaffham

NO ONWARD CHAIN>> A bedroom detached bungalow situated on this edge of town development, close to local amenities. Boasting a large lounge, kitchen, two good sized bedrooms, family bathroom, detached garage, driveway off-road parking and enclosed rear garden!!



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 entrance door opening to:

Entrance Hall

Carpet flooring, storage heater, built in storage cupboard, internal doors opening to all rooms.

Lounge

19' 5" x 10' 11" (5.92m x 3.33m)

Carpet flooring, two storage heaters, feature fireplace with stone hearth and surround, television point, UPVC double glazed sliding doors opening to the rear aspect.

Kitchen

10' 11" x 10' 4" (3.33m x 3.15m)

A range of floor and wall mounted kitchen units, inset sink and drainer with mixer taps over, built in over with inset electric hob and extractor fan over, built in storage cupboard, tiled flooring, storage heater, UPVC double glazed window to the rear aspect, UPVC part glazed external door opening to the side aspect.

Bedroom 1

12' 9" x 10' 11" (3.89m x 3.33m)

Carpet flooring, storage heater, UPVC double glazed window to the front aspect.

Bedroom 2

10' 11" x 9' 7" (3.33m x 2.92m)

Carpet flooring, built in storage cupboard, storage heater, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled corner bathtub with mixer taps over, tiled flooring, fully tiled walls UPVC obscure glass window to the side aspect.

Outside

The property is approached by a concrete driveway with a large decorative stone area to the front aspect, double timber gates open to the carport and provide access to the garage.

The rear garden is fully enclosed and laid mainly to paved patio with a lawned area to the rear. There are decorative flower beds and established plants and shrubs border the garden. An additional paved pathway leads to the timber built storage shed to the rear.

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.

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 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.



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Couhe Close, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bedroom detached bungalow
- Large lounge and fitted kitchen

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

guide price

£150,000



directions to this property:

From the William H Brown office continue on Lynn Street, at the lights turn left onto Station Street. Take a right hand turn onto Sporle Road, follow the road to the end, turn left onto New Sporle Road, follow the road and take the first left hand turn onto Couhe Close, the property will be on your left hand side, identified by our 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110780 - 0009

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk