



Mill Hill Road, Boughton, King's Lynn, PE33 9AE

welcome to

Mill Hill Road, Boughton, King's Lynn

Tucked away within the picturesque village of Boughton, this characterful cottage enjoys an enviable 1/3 acre plot (STMS). Blending period charm with beautiful gardens and a peaceful village setting, this home is perfect for those seeking countryside living with space to enjoy.



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:

Dining Room

Double-glazed door to the front. Double-glazed window to the front. Fireplace. Radiator.

Living Room

Double-glazed French doors to the rear leading to the rear garden. Radiator. Wood burning stove. Double-glazed bay window to the front.

Kitchen

Fitted with base units with work surfaces over, a one and a half bowl sink & drainer unit, an electric oven & an electric hob. Radiator. Double-glazed window to the rear.

Rear Porch

Boiler cupboard. Double-glazed door to the rear.

Shower Room

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

First Floor

Bedroom One

Double-glazed window to the front. Radiator. Fireplace.

En Suite

Fitted with WC, wash hand basin & bath. Airing cupboard. Radiator. Double-glazed window to the rear.

Bedroom Two

Double-glazed window to the rear. Radiator.

Outside

The property sits on a 1/3 acre plot (stms) with a sizable garden to the rear. This is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area, various mature trees & a brick-built shed. Further to this, a gravelled driveway provides off-road parking for 3 - 4 cars.

Agent's Note

Heating to the property is served by oil central heating & waste from the property is served by a septic tank. Please contact the branch for further information if required.

Please note that there is a flying freehold over the property. Please contact the branch for more information.

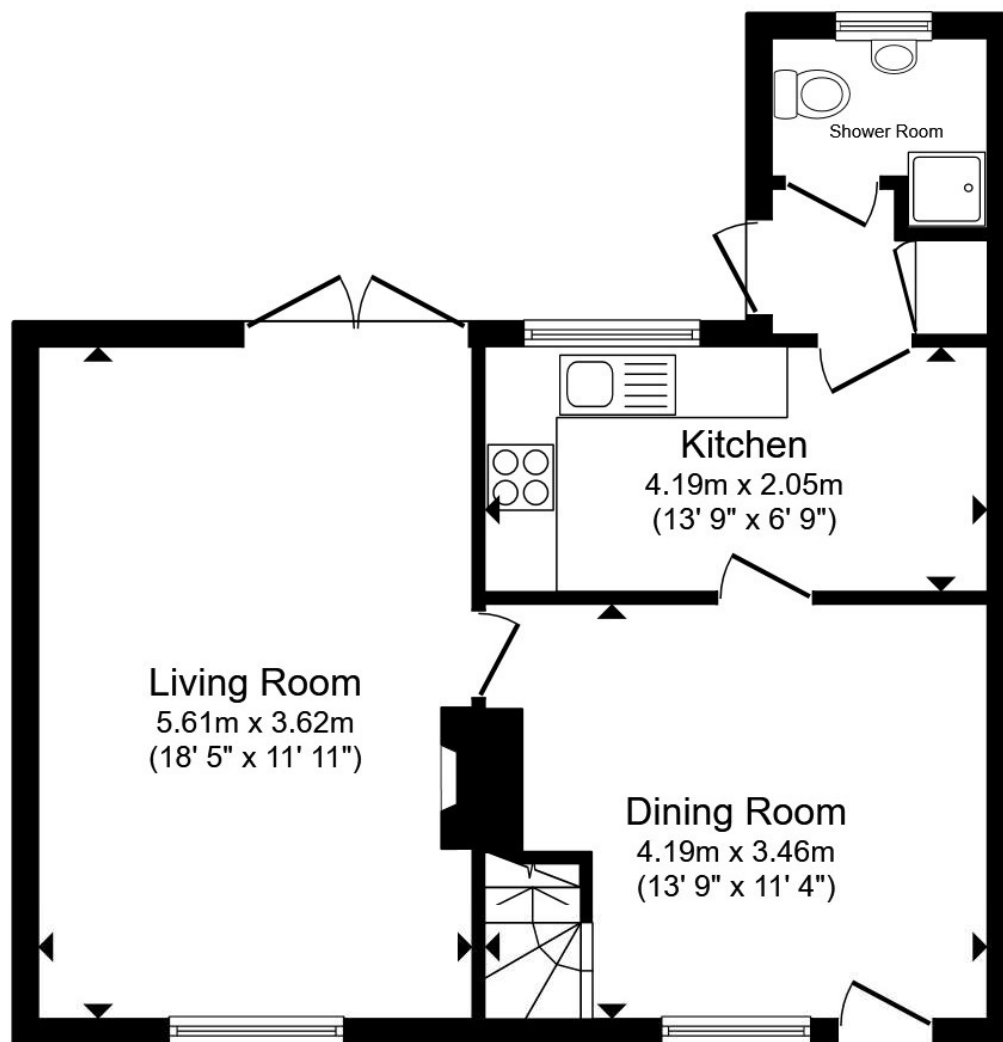
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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.

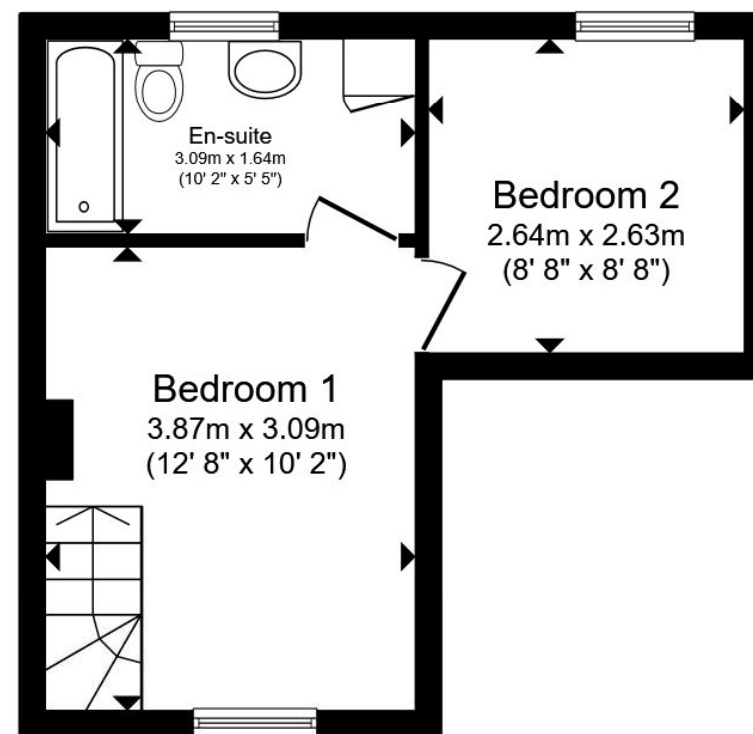


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Ground Floor



First Floor

Total floor area 73.5 m² (792 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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Mill Hill Road, Boughton, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom semi-detached cottage
- 1/3 acre plot (stms)

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

guide price

£190,000



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Property Ref:
DHM113049 - 0002

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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