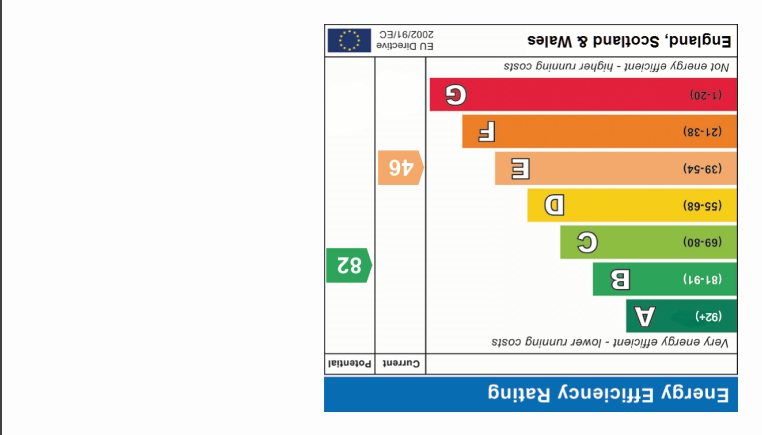


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01366 385588

PE38 9DG

9 Market Place, Downham Market



King & Partners

SALES • LETTINGS • MORTGAGES



12 Hall Close

Southery

Downham Market, PE38 0NN

Guide Price £153,000

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Hall Close

Southery, Downham Market, PE38 0NN

****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £153,000.****

This semi-detached house in Southery benefits from a fitted kitchen, dining room, living room and downstairs bathroom. On the first floor there are 3 bedrooms. There is a good sized garden plus generous parking to the front of the property. The property is in need of modernisation to bring it to its full potential.



Part Glazed Door To:

Hallway
6' 1" x 4' 11" (1.85m x 1.50m) Laminate floor. Staircase to first floor. Night storage heater.

Bathroom
5' 11" x 5' 6" (1.80m x 1.68m) UPVC double glazed window to front. Panelled bath. W.C. Wash hand basin.

Dining Room
8' 6" x 10' 5" (2.59m x 3.17m) UPVC double glazed window to rear. Night storage heater. Under stairs storage.

Kitchen
7' 10" x 9' 7" (2.39m x 2.92m) UPVC double glazed window to front. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Door to rear.

Living Room
11' 8" x 16' 5" (3.56m x 5.00m) UPVC double glazed window to front and rear. Night storage heater. Feature fireplace.

Landing
5' 6" x 7' 11" (1.68m x 2.41m) Max. UPVC double glazed window to rear. Loft access.

Bedroom 1
9' 7" x 16' 5" (2.92m x 5.00m) UPVC double glazed window to front and rear. Night storage heater.

Bedroom 2
11' 10" x 8' 2" (3.61m x 2.49m) UPVC double glazed window to rear. Night storage heater.

Bedroom 3
8' 10" x 7' 10" (2.69m x 2.39m) UPVC double glazed window to front. Night storage heater.

Garden
Mainly laid to lawn. Storage shed. Patio area.

Front
Gravelled frontage. Area laid to lawn.

Auctioneers Additional Comments:

Patinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Tide purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.