



Revell Road, Downham Market, PE38 9SE

welcome to

Revell Road, Downham Market

Renovation opportunity with no onward chain! This 2 bedroom detached bungalow sits on a generous plot in a popular Downham Market location, just a short walk from the town centre. The property offers huge potential for buyers looking to modernise & add value, early viewing highly recommended!



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:

Double-glazed entrance door to:

Entrance Hall

Door to the front.

Lounge

Double-glazed windows to the front & side. Two radiators. Fireplace.

Kitchen

Fitted with wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a cooker & washing machine. Three built-in storage cupboards. Window into conservatory. Door leading to conservatory.

Conservatory

Of brick construction. Windows to the sides & rear. Doors leading to the rear garden.

Bedroom One

Double-glazed window to the front. Radiator.

Bedroom Two

Double-glazed window to the rear.

Bathroom

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

Outside

To the front of the property, a hardstanding driveway provides off-road parking for several vehicles & leads to the garage. The large front garden is mainly laid to lawn, enclosed by hedging for added privacy. To the rear, the garden is laid to paving for ease of maintenance.

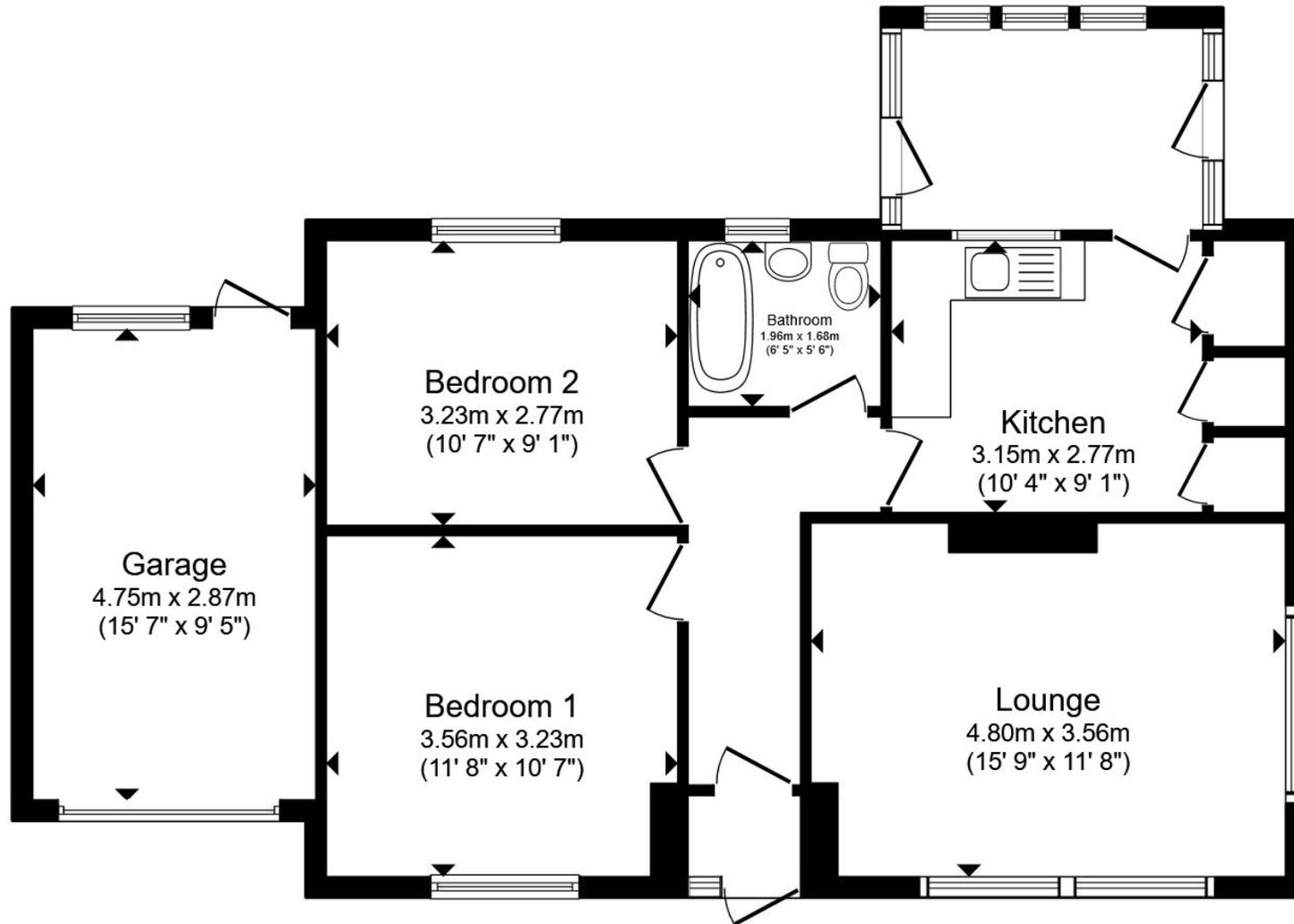
Agent's Note

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.



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Ground Floor

Total floor area 82.6 m² (889 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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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom detached bungalow
- Renovation opportunity

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112786 - 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.



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk