



**Churchill Way, DOWNHAM MARKET, PE38 9RS**

**welcome to**

**Churchill Way, DOWNHAM MARKET**

Chain free! A spacious 3 bedroom detached bungalow, set on a generous plot within a popular location in Downham Market, just a short walk to the town centre. Boasting generous living space, conservatory, driveway parking, garage & a large enclosed garden - must be seen!



## 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. Radiator.

## Lounge

Double-glazed windows to the front & side. Feature fireplace.

## Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, and space for a freestanding cooker with integrated cooker hood over. Radiator. Three built-in storage cupboards. Double-glazed window to the rear. Door leading to:

## Conservatory

Of brick & uPVC construction. Double-glazed windows to the sides & rear. Double-glazed door to the rear leading to the rear garden.

## Bedroom One

Double-glazed window to the rear. Radiator.

## Bedroom Two

Double-glazed window to the front. Radiator.

## Bedroom Three

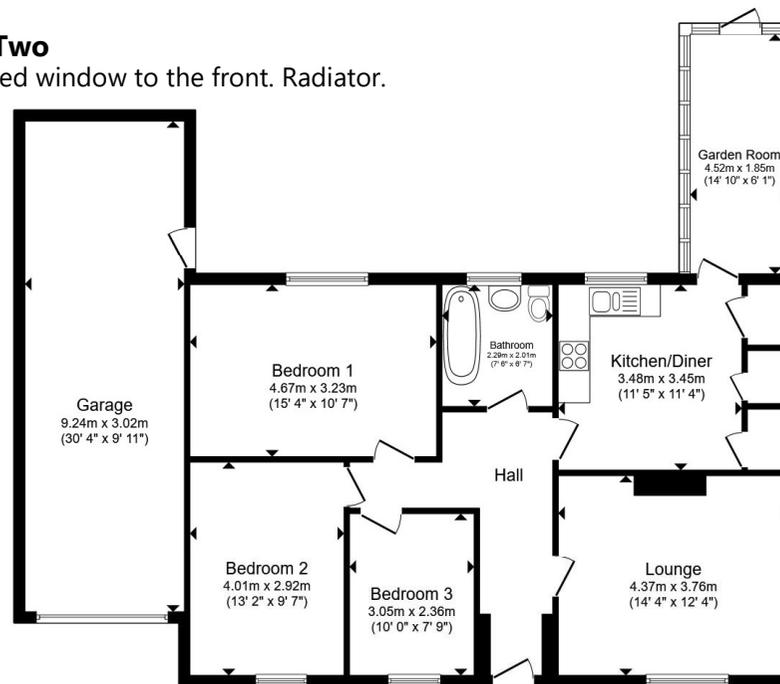
Double-glazed window to the front. Radiator.

## Bathroom

Fitted with WC, pedestal wash hand basin & bath with mixer taps. Stainless steel heated towel rail. Double-glazed window to the rear.

## Outside

To the front of the property, a driveway provides off-road parking & leads to the garage. To the rear, the generous garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a hardstanding patio area & mature trees.



Total floor area 120.6 m<sup>2</sup> (1,298 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](http://www.propertybox.io)

  
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## Churchill Way, DOWNHAM MARKET

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom detached bungalow
- No onward chain!

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

guide price

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DHM112563 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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