



**Nursery Close, Grimston, King's Lynn, PE32 1DH**

**welcome to**

**Nursery Close, Grimston King's Lynn**

Located in the popular village of Grimston which has a local convenience store/post office is this two bedroom detached bungalow in need of some updating and is being offered with no onward chain.



## **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.

## **Double Glazed Entrance Door To Cloakroom**

Low level WC, wash hand basin, double glazed window

## **Lounge**

19' 9" x 12' 5" ( 6.02m x 3.78m )

Double glazed window, radiator, fireplace with inset electric fire

## **Kitchen**

12' 4" x 7' 7" ( 3.76m x 2.31m )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, space for cooker and fridge freezer, breakfast bar, door to:-

## **Lean To Porch:**

Two double glazed doors to rear

## **Inner Hallway**

Storage cupboard, loft access

## **Bedroom One**

12' 11" x 9' 6" ( 3.94m x 2.90m )

Double glazed window, radiator, built-in wardrobe

## **Bedroom Two**

10' 7" x 8' 11" ( 3.23m x 2.72m )

Double glazed window, radiator

## **Shower Room**

7' 8" x 6' 5" ( 2.34m x 1.96m )

Shower cubicle, low level WC, wash hand basin, double glazed window, radiator

## **Outside**

Good size rear garden laid mainly to lawn. Detached garage with driveway



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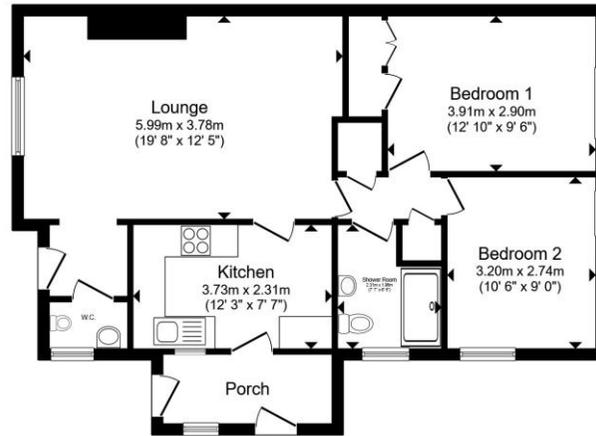
## Nursery Close, Grimston King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Village of Grimston
- Detached Bungalow

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

guide price

**£185,000**



Total floor area 69.8 m<sup>2</sup> (751 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.co



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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