



2 bed detached bungalow to buy in PE32

Hall Farm Gardens, East Winch, King's
Lynn, Norfolk, PE32 1NS

£210,000 Starting Bid

 x 2  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ SPACIOUS DETACHED TWO BEDROOM BUNGALOW
- ✓ AVAILABLE WITH NO ONWARD
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Oil**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTC (fibre to the cabinet)**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

Pattinson Auction in connection with The Norfolk Agents are delighted to present this spacious two-bedroom bungalow, occupying a desirable position within the popular village of East Winch. Offering well-proportioned accommodation throughout, the property would make an excellent choice for those looking to downsize, first-time buyers or anyone seeking a comfortable single-story home. The home is available with no onward chain.

ACCOMMODATION:

The accommodation comprises a generous lounge with double glazed patio doors opening onto the rear garden, a well-equipped kitchen with a range of fitted units and integrated appliances, and a bright conservatory providing additional living space. There are two bedrooms, including a spacious double with fitted wardrobes and a comfortable single bedroom, alongside a generous family bathroom featuring both a corner bath and separate shower cubicle. A useful utility room provides additional storage and houses the oil boiler, while the property also benefits from a dedicated workshop with power and lighting.

Outside, the property enjoys a gravelled driveway providing ample off-road parking for several vehicles, together with a detached single garage. A side gate leads to the well-maintained rear garden, which features a lawned area, raised flower beds and a water feature, creating a pleasant and low-maintenance outdoor space.

SERVICES:

This home is connected to mains electricity, water supply and drainage. The home is heated by oil central heating and double glazing throughout.

LOCATION:

East Winch is a popular rural village situated approximately five miles east of King's Lynn, surrounded by attractive Norfolk countryside. The village offers a peaceful setting while remaining within easy reach of King's Lynn, providing access to a wide range of shops, schools, amenities and transport links. The surrounding area is ideal for those seeking a quieter village lifestyle with excellent access to the wider West Norfolk area.

Pattinson 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 Title 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 7,200 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.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £210,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

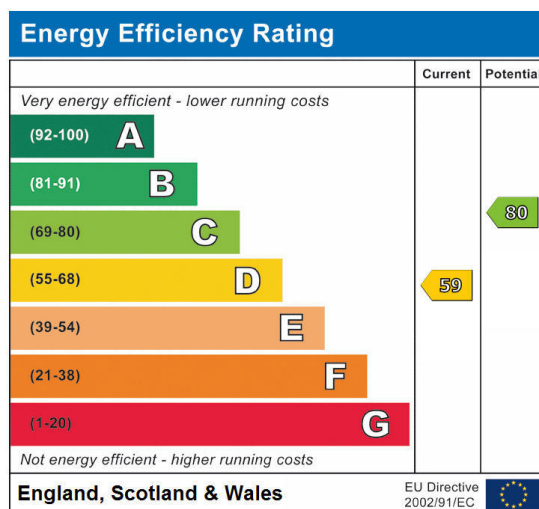
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Hall Farm Gardens, East Winch, King's Lynn, Norfolk, PE32 1NS

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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