

abbotFox



Chapel Lane, Beeston, King's Lynn  
£190,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this chain free, three bedroom semi-detached house. Set within the popular village of Beeston, which affords easy access to the nearby market towns of Swaffham and Dereham via the A47, this is an ideal home for any growing family.

### Agents Note:

The vendor Flagship LTD does require offers to be accompanied by a completed Declaration of Interest form which is available from abbotFox. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.

Please note that a grounds maintenance charge may apply.

The property must be marketed for a minimum of 14 days before any offers are to be considered. Please also note that all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship but buyers are encouraged to conduct their own searches. There is an engrossment fee of £150 payable by the purchaser upon completion.

Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract. We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.

On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.

Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.

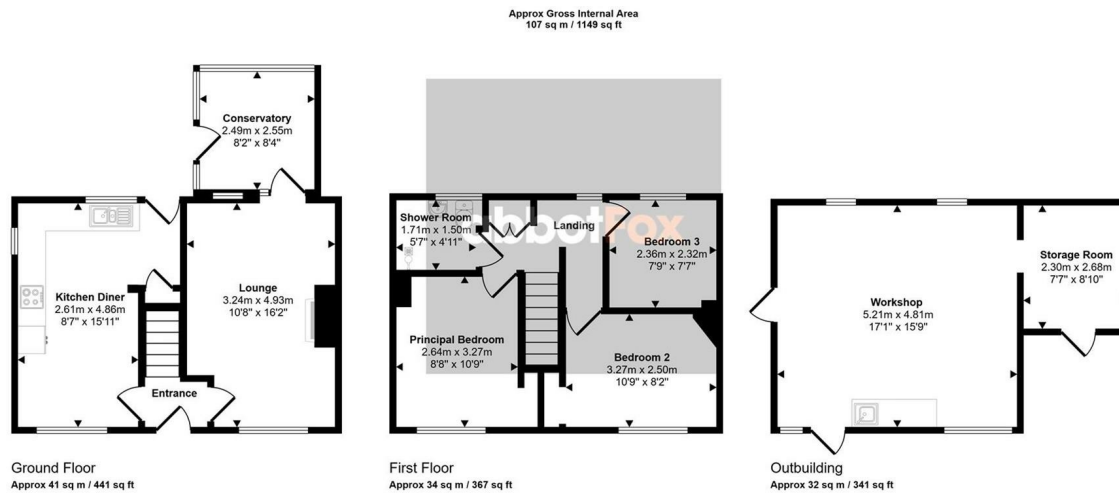






## THE HIGHLIGHTS \_\_\_\_\_

- Semi-detached house
- Three bedrooms
- Generous plot with workshop
- Popular village location
- Easy access to nearby market towns
- No onward chain
- Viewing advised



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.