



Mile Cross Lane, Norwich NR6 6SE

welcome to

Mile Cross Lane, Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS SEMI-DETACHED HOUSE WHICH IS BEING SOLD THOUGH A MODERN METHOD OF AUCTION! Located in the well-regarded location of Hellesdon. The property itself would make a fantastic first-time renovation project and benefits from three bedrooms.



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

THIS SEMI-DETACHED HOME is located in the popular NR6 postcode just to the west of Norwich city centre, and would make a perfect purchase for developers and benefits from three bedrooms off landing, a enclosed garden and parking for multiple vehicles as well as garage. Internally the accommodation comprises of; entrance porch, hall, kitchen/dining room, utility area, living room and garden room to the ground floor. On the first floor there are three bedrooms off the landing and the family bathroom. View early to avoid disappointment!



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Entrance Porch

Upvc double glazed external entrance door opening to front aspect, opening to hallway.

Hallway

Giving access to living room, kitchen/dining room, under-stairs storage cupboard, stairs to first floor landing and radiator.

Living Room

12' 11" to bay x 11' (3.94m to bay x 3.35m)
Upvc double glazed bay fronted window and radiator.

Open Plan Kitchen/Dining Room

Irregular Shaped Room x (x)
Measured in two areas.

Dining Area

11' 6" x 10' 11" to door (3.51m x 3.33m to door)
Gas fire and aluminium double glazed sliding door to rear aspect.

Kitchen Area

16' 4" x 7' 4" Max (4.98m x 2.24m Max)
A range of wall and base units with work surfaces over, radiator, single bowl sink, space for washing machine, space for cooker and three double glazed windows to side aspects. Opening to Garden Room.



Garden Room

10' 5" x 8' 5" To side of cuboard (3.17m x 2.57m To side of cuboard)
Cupboard, double glazed window and patio door opening to rear garden.

First Floor Landing

Giving access to three bedrooms and bathroom.

Bedroom One

12' 7" into door recess x 11' (3.84m into door recess x 3.35m)
Upvc double glazed window to front aspect, electric heater and radiator.

Bedroom Two

12' 6" x 10' 11" (3.81m x 3.33m)
Upvc double glazed window to rear aspect, electric heater and radiator.

Bedroom Three

7' 4" x 7' 11" (2.24m x 2.41m)
Upvc double glazed window to front aspect and radiator.

Bathroom

Suite comprising bath with shower over, wc, wash hand basin, and upvc double glazed window to rear aspect.

Outside

To the rear aspect a mature well-tended garden with an array of shrubs and plants can be found and is completed to the front elevation by ample off-street parking and garage.

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.focalagent.com

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Mile Cross Lane, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached House
- Three Bedrooms

Tenure: Freehold EPC Rating: Awaited

guide price

£210,000

directions to this property:

From the W H Brown office in Hellesdon follow the Reepham Road towards the Norwich City direction, over the first roundabout and continue along Reepham Road to the next roundabout and take the second exit onto Mile Cross Lane where the property can be found on the left-hand side identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103163 - 0003

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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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