









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.













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, jamsold 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 jamsold 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 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, an 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!

Entrance Porch

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

Hallwav

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)

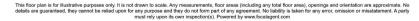
Upvc double glazed window to front aspect and radiator.

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.





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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: E

Council Tax Band: B

guide price

£190,000





directions to this property:

From the W H Brown office in Hellesdon follow the Reepham

roundabout and continue along Reepham Road to the next roundabout and take the second exit onto Mile Cross Lane

Road towards the Norwich City direction, over the first

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

view this property online williamhbrown.co.uk/Property/HEL103163



Property Ref: HEL103163 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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