



Saracen Road, Norwich NR6 6PA

welcome to

Saracen Road, Norwich

*** SEMI DETACHED BUNGALOW FOR SALE VIA MODERN AUCTION WITH NO ONWARD CHAIN*** This well-presented three-bedroom home is situated within the heart of Hellesdon and offers future occupants' scope for modernisation and improvement!! Properties like this are in high demand, so view now!!



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

****OFFERED FOR SALE VIA MODERN AUCTION****

****WITH NO UPWARD CHAIN**** Located within this maturing residential development in the suburb of Hellesdon, we are delighted to offer for sale this three-bedroom semi-detached bungalow. Hellesdon is to the North-West of Norwich city centre and is within easy reach of Norwich International Airport and the Park and Ride service situated there, as well as the many local facilities and amenities that this popular area has to offer.

Internally the accommodation comprises of; entrance hall, three bedrooms, living room, kitchen, shower room and conservatory. Externally to the rear a well-proportioned, established garden can be found with shed and garage. This is complemented to the front elevation by ample driveway parking and lawned frontage.

View early to avoid disappointment!

Entrance Hall

External entrance door opening to front aspect, further leading to all three bedrooms, two storage cupboards, shower room, kitchen, and living room. There is also loft access via ladder, and boarded area for storage.

Bedroom One

11' into door recess x 10' (3.35m into door recess x 3.05m)
Upvc double glazed window to front aspect.

Shower Room

Suite comprising shower cubical, wc, wall mounted electric heater, and hand wash basin.

Bedroom Two

11' 5" x 7' 10" (3.48m x 2.39m)
Internal rear aspect window looking into conservatory, and storage cupboard.



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

Bedroom Three

8' 10" + cupboard x 7' 10" (2.69m + cupboard x 2.39m)
Storage cupboard, and upvc double glazed window to front aspect.

Kitchen

11' x 6' 4" (3.35m x 1.93m)
A range of wall and base units with work surfaces over, 1 ½ bowl sink with mixer tap, four ring hob, upvc double glazed window and external entrance door to side aspect and, pantry cupboard.

Living Room

14' 5" x 12' 2" (4.39m x 3.71m)
Upvc double glazed window to side aspect, gas fired heater, and door to conservatory.

Conservatory

21' x 5' 10" (6.40m x 1.78m)
Of upvc construction, with french doors opening to rear garden.

Outside

To the front elevation you will find driveway parking and garage, as well as a well-maintained garden. This is complemented to the rear by a mainly laid to lawn garden with well-established workshop shed offering power.

Agent Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Saracen Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI DETACHED BUNGALOW
- THREE BEDROOMS

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

guide price

£200,000

directions to this property:

From the William H Brown office in Hellesdon, proceed on the Reepham Road towards Norwich city centre and take the left-hand turn into Gowing Road. Proceed on and this becomes Saracen Road where the property can be found on the right-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:
HEL103084 - 0004

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