









welcome to

Manor Chase, Taverham Norwich

CHAIN FREE SOLD VIA MODERN METHOD OF SALE. This detached family home comes to the market for the first time since it was built, boasts ample living accommodation to the ground floor and four double bedrooms. Externally the property offers an enclosed rear garden, double garage and driveway parking













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 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.

Entrance Hall

External entrances to front and rear aspect, radiator and carpeted, upvc double glazed window to front aspect, store cupboard, stairs rising to first floor and access to living room, dining room, kitchen and toilet.

Living Room

18' 5" x 11' (5.61m x 3.35m)

Upvc double glazed patio doors to rear garden, feature fireplace with gas fire, radiator, and doors opening to study.

Study

10' 3" x 9' 6" (3.12m x 2.90m)

Upvc double glazed window to front aspect and radiator.

Dining Room

14' 3" x 9' 9" (4.34m x 2.97m)

Upvc double glazed window to front aspect, radiator and carpeted.

Wc

Suite comprising wc, wash hand basin, radiator, vinyl flooring and upvc double glazed window to side aspect.

Kitchen

13' 9" x 10' (4.19m x 3.05m)

A range of fitted wall and base units with work surfaces over, radiator, space for floor level fridge, free-standing cooker, plumbing for dishwasher, wall mounted gas fired central heating boiler, stainless steel sink and dual drainer, dual aspect upvc double glazed windows to side and rear garden, and vinyl flooring.

Utility Room

10' 1" x 5' 3" (3.07m x 1.60m)

Wall and base units with some work surface, plumbing for washing machine, space for chest freezer, radiator, upvc doubled glazed window to side aspect and door to rear garden, stainless steel sink and drainer, vinyl flooring, and loft hatch.

First Floor Landing

Giving access to four double bedrooms, bathroom, radiator, airing cupboard, carpeted and loft hatch.

Bedroom One

14' 7" + door recess \times 11' 2" (4.45m + door recess \times 3.40m)

Upvc double glazed window to rear aspect and radiator.

Ensuite

Suite comprising shower cubical, wc, bidet, wash hand basin, radiator, and upvc double glazed window to side aspect.

Bedroom Two

10' 3" x 9' 8" (3.12m x 2.95m)

Upvc double glazed window to front aspect, radiator and carpeted.

Bedroom Three

10' 1" x 9' 10" (3.07m x 3.00m)

Upvc double glazed windows to rear and side aspect, radiator and carpeted.

Bedroom Four

9' 10" x 8' 5" (3.00m x 2.57m)

Upvc double glazed window to front aspect, carpeted and radiator.

Bathroom

Suite comprising of bath with electric shower over, wc and wash hand basin. Upvc double glazed window to rear aspect, and radiator.

Outside

To the front of the property is a corner plot garden, mainly laid to lawn with path leading to front door and driveway parking to the double garage. This is complemented to the rear of the property by an established lawn, with patio and path leading to a personal gate and door to garage. Enclosed in the main by panelled fencing and brick walling.

Double Garage

15' 9" x 16' 9" (4.80m x 5.11m) With up and over door.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



welcome to

Manor Chase, Taverham Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Family Home
- Four Double Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

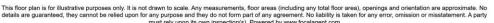
guide price

£325,000



directions to this property:

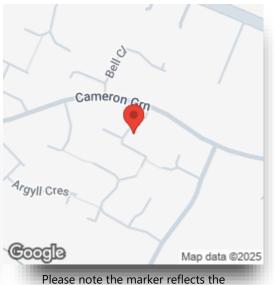
Upon entering the village of Drayton from the Norwich direction turn left onto Taverham Road after the petrol station and proceed on and turn right onto Shakespeare Way, continue to the end of the road and at the junction turn left onto Cameron Green and then turn left onto Manor Chase where the property can be found.











postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103333



Property Ref: HEL103333 - 0004 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.





01603 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH, Norfolk, NR6 5AD



williamhbrown.co.uk

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.