



Manor Chase, Taverham Norwich NR8 6UB

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, 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.

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.



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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 x 11' 2" (4.45m + door recess x 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.



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- 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



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



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103333 - 0004

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