



Hercules Road, Norwich NR6 5HQ

welcome to

Hercules Road, Norwich

FOR SALE BY MODERN METHOD OF AUCTION. Well-maintained three-bedroom semi-detached bungalow in the popular area of Hellesdon. Offering lounge, kitchen, conservatory, wet room, and three bedrooms. Benefits include front and rear gardens and a detached garage. Excellent potential!



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

Situated in the popular and well-served area of Hellesdon, this three-bedroom semi-detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers including downsizers, first time buyers, families, or those looking for a project with potential. The property is well maintained throughout, having been lovingly cared for over the years, but would now benefit from a programme of modernisation, allowing a purchaser to personalise and add value.

The accommodation comprises an entrance hall, a generous lounge, fitted kitchen, conservatory overlooking the rear garden, three well-proportioned bedrooms, and a wet room. The layout is practical and flexible, with scope to reconfigure subject to the necessary consents. Externally, the property benefits from front and rear gardens, offering a pleasant outdoor space, along with a detached garage providing secure parking or additional storage. Conveniently located close to local amenities, schools, and transport links into Norwich city centre, this bungalow represents an excellent opportunity in a sought-after residential location. Early viewing is recommended to fully appreciate the potential on offer.

Entrance Hall

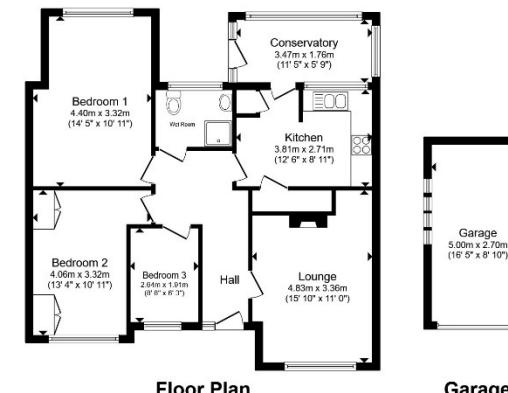
External entrance door and window to front aspect, opening to hallway which gives access to lounge, three bedrooms, wet room, and kitchen.

Lounge

Upvc double glazed window to front aspect, carpeted, radiator and feature electric fire with surround.

Bedroom One

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



Total floor area 92.5m² (995 sq.ft.) approx
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.propertybox.io

Bedroom Two

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

Bedroom Three

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

Wet Room

Suite comprising walk in shower with handrail, radiator, heated towel rail, fully tiled walls, wash hand basin set into a vanity unit, wc, and upvc double glazed window to rear aspect.

Kitchen

A range of wall and base units with work surfaces over, 1 1/2 bowl sink and drainer, electric hob and oven, extractor fan, space for free-standing fridge freezer, pantry cupboard, wall mounted gas fired central heating boiler, radiator, vinyl flooring, and internal door opening to conservatory.

Conservatory

Of upvc construction on a brick base, plumbing for washing machine, and external entrance door opening to rear garden.

Outside

To the front of the property the driveway can be accessed via one long metal gate opening to a brick-weave driveway which allows off-road parking, this further leads to double gates which then leads to the detached garage. The remainder of the front garden is laid to shingle and is enclosed by brick walling and fencing. This is complemented to the rear of the property by a mainly laid to lawn garden, patio to slabs, raised bedding area, shed, and is enclosed in the main by panelled fencing.



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welcome to

Hercules 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: Awaited

Council Tax Band: B

guide price

£220,000



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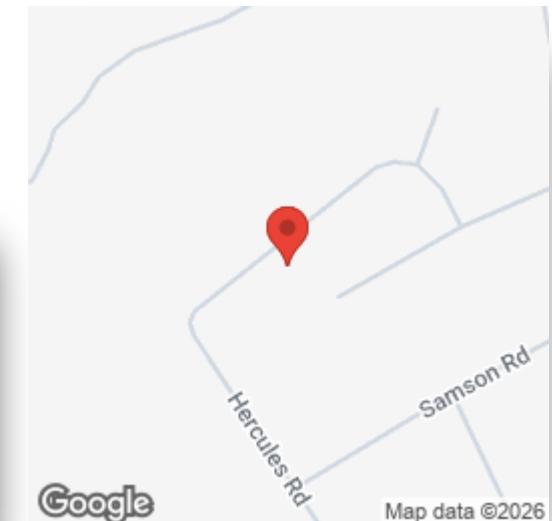
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.



Property Ref:
HEL103358 - 0004

directions to this property:

Leave our W H Brown Hellesdon Office on the Reepham Road and head in the direction of Norwich city. At the roundabout head straight over to continue along Reepham Road. Take the sixth right-hand turn onto Mountfield Avenue, then take the second right onto Hercules Road where the property can be found identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property



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