



Connells

Norwich Avenue
Plymouth



Property Description

Offered with no onward chain and vacant possession, this property provides an excellent opportunity for buyers looking for a hassle-free move, as well as potential for personalisation and customisation.

Upon entering, you are greeted by well-proportioned rooms that provide ample space for comfortable living. The property's layout accommodates three bedrooms, each designed to offer privacy and tranquility, making it an ideal setting for families or those seeking additional space.

The generous utility room adds a practical element to the home, allowing for convenient storage, laundry, and other household tasks, creating a versatile and efficient living space.

Outside, the great size garden presents a wonderful opportunity for outdoor enjoyment, whether it's for gardening, entertaining, or simply basking in the natural surroundings.

This modern method of auction presents a unique opportunity to acquire this attractive home. Don't miss the chance to make it yours!

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 £300 inc VAT towards the preparation cost of the pack.

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 Porch

A small entrance porch leads into the main entrance hall.

Entrance Hall

Stairs rising to the first floor with storage beneath. Radiator.

Lounge

14' 4" into bay x 12' 8" (4.37m into bay x 3.86m)

Spacious lounge with double glazed bay window to the front elevation. Feature fireplace. Radiator. Double doors leading into the kitchen/diner.

Kitchen / Diner

19' x 11' (5.79m x 3.35m)

The open plan kitchen/diner serves as the heart of this home. The kitchen comprises of a range of wall and base units with worktops above. Double glazed window to the rear elevation. Access to the utility. The dining area features ample space for a table and chairs. Radiator. Double glazed window to the rear elevation with views of the garden.

Utility

17' 11" x 4' 6" (5.46m x 1.37m)

The property boasts a generous utility with base units and worktops. Stainless steel sink and desk mounted taps. Dual aspect double glazed windows to both the side and front elevation. uPVC double glazed door providing access to the rear garden.

Upstairs Landing

Double glazed window to the side elevation.

Bedroom 1

13' 3" x 10' 5" (4.04m x 3.17m)

Double bedroom with a double glazed bay window to the front elevation. Radiator.

Bedroom 2

12' x 11' 4" (3.66m x 3.45m)

Double bedroom with double glazed window to the rear elevation. Radiator.

Bedroom 3

8' 6" x 8' 5" (2.59m x 2.57m)

Single bedroom with double glazed window to the front elevation. Radiator.

Shower Room

Walk in shower enclosure, low level w.c. and pedestal sink. Storage cupboard. Radiator. Obscured double glazed window to the side elevation.

Outside

The property benefits from both front and rear gardens. The rear garden is fully enclosed, a fantastic size and mainly laid to lawn.

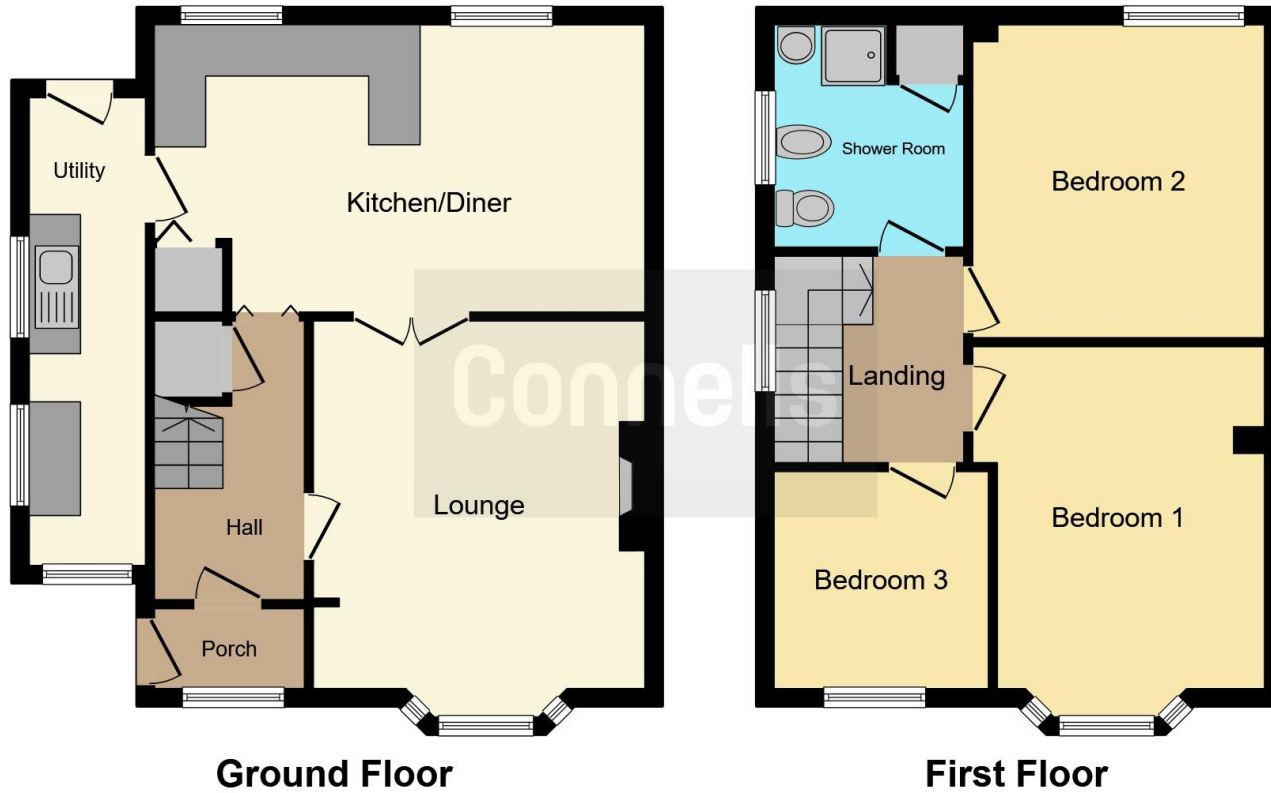
Agent's Note

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.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/SBU108034

Tenure: Freehold



Awaiting Photograph

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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