



Norwich Road, Horsham St. Faith, Norwich, NR10 3LA

welcome to

Norwich Road, Horsham St. Faith, Norwich

>> FOR SALE VIA AUCTION - 25TH JUNE 2024 <<

A 3/4 Bedroom Semi-Detached House, with fantastic potential and scope for improvement throughout, located in the village of Horsham St Faiths which has a local pub 'The Black Swan' and transport links to the market town of Aylsham & Norwich City Centre.



Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price, therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Important Notice Continued:

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewer's risk.

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Agent's Note

The sale of this Property will be subject to receipt of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.

Entrance Hall

Front door opens into hall with parquet flooring, stairs to first floor & radiator.

Lounge

16' 7" x 10' 6" (5.05m x 3.20m)

TV point, radiator & 2 single glazed windows.

Dining Room

9' 7" x 8' 7" (2.92m x 2.62m)

Parquet flooring, radiator & single glazed window.

Kitchen

10' 8" x 10' 2" (3.25m x 3.10m)

Fitted with base & wall units with work surface over & stainless steel sink and drainer unit, 2 built-in cupboards & door to outside.

First Floor Landing

Doors to Bedrooms & Bathroom.

Bedroom One

13' 5" max x 10' 7" (4.09m max x 3.23m)

Built-in wardrobe, radiator & single glazed window.

Bedroom Two

10' 8" x 9' 8" (3.25m x 2.95m)

Airing cupboard, radiator & single glazed window.

Bedroom Three

16' 8" x 8' 11" + recess (5.08m x 2.72m + recess)

Radiator & single glazed window.

Bedroom Four / Study

6' 6" x 5' 8" (1.98m x 1.73m)

Shelves, radiator & circular single window.

Bathroom

Suite comprising wash basin, bath with shower attachment and single glazed window.

Cloakroom

Low level WC and single glazed window.

Outside

To the front of the property is off-road parking, leading to a single integral Garage with up & over door. The front garden is laid to lawn with hedge border and to the rear is a lawned garden with mature trees & shrubs and has fantastic potential.



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welcome to

Awaiting Photograph

Norwich Road, Horsham St. Faith, Norwich

- FOR SALE VIA AUCTION - 25TH JUNE 2024
- Semi-Detached House
- 3/4 Bedrooms
- 2 Reception Rooms & Kitchen
- Council Tax Band: C
- Potential for Internal & External Renovation
- Village Location

Tenure: Freehold EPC Rating: D

guide price

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109387 - 0004

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