



**Le-Neve Road, Marsham, Norwich, NR10 5PY**



**welcome to**

**Le-Neve Road, Marsham, Norwich**

>> For Sale via Traditional Auction - date: Tuesday 18th November <<

Full of potential, this Semi-Detached house is ideal for someone looking to put their stamp on it offering internal accommodation to include Lounge/Diner, Kitchen, 3 Bedrooms, Bathroom and sitting on a larger than average plot.



### **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.

### **Important Notice Continued:**

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.

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.

### **Important Notice Continued:**

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.

### **Accommodation:**

#### **Entrance Hall**

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

#### **Lounge**

10' 11" x 25' 7" (3.33m x 7.80m)

TV point, 2 radiators & 2 rear aspect single glazed windows.

#### **Kitchen**

9' 4" x 6' 10" (2.84m x 2.08m)

Fitted with wall & base units, work surface over with stainless steel sink & drainer unit and electric cooker point. 2 built-in cupboards and front aspect single glazed window. Door way through to side hall which has access to

a store room which measures 10'1" x 6'6" and has double glazed window, wood effect flooring and a small utility cupboard with plumbing for washing machine and a further store cupboard.

### **Side Hall**

#### **Spare Room**

Double glazed window to the front aspect

#### **First Floor Landing**

Single glazed windows and doors to Bedrooms & Bathroom.

#### **Bedroom One**

12' x 10' 11" max (3.66m x 3.33m max)

Central heating boiler housed in cupboard, radiator & single glazed window with views to the rear.

#### **Bedroom Two**

13' 7" max x 10' 11" (4.14m max x 3.33m)

Built-in cupboard, radiator & rear aspect single glazed window.

#### **Bedroom Three**

10' 7" max x 6' 11" (3.23m max x 2.11m)

Built-in cupboard, radiator & front aspect single glazed window.

#### **Bathroom**

Suite comprising low level WC, wash basin, bath and single glazed window.

#### **Outside**

To the side of the property is off-road parking and a pathway leading to the rear.

The front & rear gardens are laid to lawn with the rear further benefiting from a patio area and path.

#### **Open House**

We will be conducting viewings at the property on:

Saturday 11th October 10-11am

Saturday 18th October 1pm-2pm

Saturday 25th October 10-11am

To visit please call the office on 01263 735252 to book your time

**welcome to**

## **Le-Neve Road, Marsham, Norwich**

- >> For Sale via Traditional Auction - date: Tuesday 18th November <<
- Non-Standard Construction (Cash Buyers Only)
- 3 Bedroom Semi-Detached House
- Lounge/Diner, Kitchen & Useful Store Room
- Larger than average Plot
- Sought After Market Town Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£90,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/AYS110052](http://williamhbrown.co.uk/Property/AYS110052)



Property Ref:  
AYS110052 - 0002

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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.



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