



Meadow Way, Sustead Road, Lower Gresham, Norwich, NR11 8RE

welcome to

Meadow Way, Sustead Road, Lower Gresham, Norwich

>> For Sale by Traditional Auction <<

William H Brown are pleased to offer this rare opportunity to obtain this detached 3 Bedroom Bungalow, must be viewed to appreciate this vast plot in the countryside village of Lower Gresham. Offered with NO ONWARD CHAIN.



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:

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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.

Entrance Hall

Front door opens into hallway with storage cupboard housing the emersion tank & doors leading off to remaining accommodation.

Lounge

12' x 12' 10" (3.66m x 3.91m)

Fireplace with tiled surround & hearth, coving & front aspect double glazed window.

Dining Room

12' x 12' 11" (3.66m x 3.94m)

Brick feature fireplace with Parkray multi-fuel room heater inset, coving, serving hatch from Kitchen & side aspect double glazed window.

Kitchen

11' 10" x 8' 6" (3.61m x 2.59m)

Fitted with a range of wooden wall & base units, granite effect work surfaces over top with sink & drainer unit and tiling surround. Electric oven & hob with cooker hood over and space for free standing white goods. Dual aspect double glazed windows with views to the rear & side, wall mounted radiator, serving hatch to Dining Room and door leading to the rear garden.

Bedroom One

11' 1" x 12' 10" (3.38m x 3.91m)

Wall mounted radiator & front aspect double glazed window.

Bedroom Two

12' x 12' (3.66m x 3.66m)

Dark wood storage cupboards and units, side aspect double glazed window and wall mounted radiator.

Bedroom Three

11' 1" x 12' (3.38m x 3.66m)

Dual aspect double glazed windows to the side & rear and wall mounted radiator.

Bathroom

Suite comprising bath & wash basin, part-tiled walls, carpeted flooring & frosted double glazed window.

Cloakroom

WC & frosted double glazed window.

Outside

The bungalow sits on a sizeable plot, which wraps around the property and is mostly laid to lawn with a few bushes, hedges and a small pond.

There are multiple outbuildings (sheds, pot shed, summer house, garage) which provide storage. This sizeable plot has lots of potential to perhaps extend, renovate or replace the dwelling altogether (STPP).

welcome to

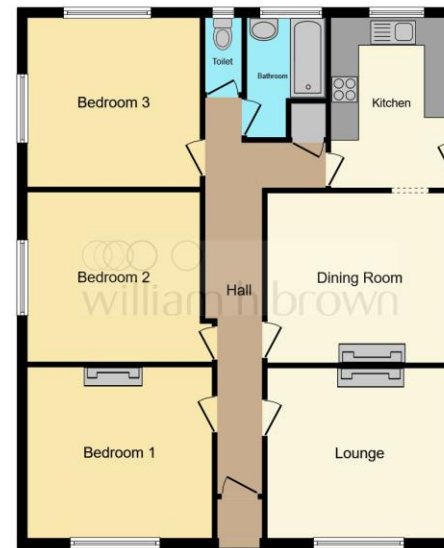
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- >> For Sale by Traditional Auction <<
- NO ONWARD CHAIN
- Detached Bungalow with 3 Bedrooms & 2 Reception Rooms
- Driveway Parking & Wrap-Around Garden
- Bathroom & Separate Cloakroom
- Village Location of Lower Gresham
- Sizeable Plot & Potential for Improvement & Extension (stpp)
- Village Location of Lower Gresham

Tenure: Freehold EPC Rating: F

guide price

£250,000



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.



Please note the marker reflects the postcode not the actual property

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