



Jandor Thorpe Market Road, Roughton Norwich NR11 8TA

welcome to

Jandor Thorpe Market Road, Roughton Norwich

NO ONWARD CHAIN!!!

William H Brown are delighted to present this lovely TURNKEY, Detached 3 Bedroom Bungalow with flexible internal accommodation to include 2 Receptions Rooms, Kitchen and Bathroom, while outside offers ample off-road parking, Garage and front & rear gardens.



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.

Offered with No Onward Chain, is this recently renovated Detached Bungalow with internal accommodation comprising Lounge, Reception Room, Kitchen, 3 Bedrooms & Bathroom. Outside offers front garden with brick weave driveway which offers ample off-road parking, detached Garage and enclosed rear garden.

The property is located in the delightful village of Roughton, with almost everything on its doorstep! Roughton situated just 3 miles from the coastal town of Cromer and is home to a Post Office, Nursery & Infant School, Village Store & Petrol Station, Village Pub and popular Fish & Chip Shop. It also has easy access to the A140, for direct access to Norwich and is on a good bus route. The National Trust Felbrigg Hall Estate is just a short drive away too and is famed for its unaltered 17th-century house along with a cafe area, walled gardens, an orangery and fantastic walking routes.

Entrance Hall

Front door opens into hallway with wood flooring, built-in cupboard housing Worcester boiler and doors to Lounge, Bathroom, Bedrooms 1 & 3 and Kitchen.

Lounge

12' 8" x 11' 8" (3.86m x 3.56m)
Wood flooring, wall-mounted radiator & front aspect double glazed window.

Reception Room

13' x 12' 2" (3.96m x 3.71m)
Dual aspect room from double glazed windows to front & side, wall-mounted radiator, carpeted flooring & feature ceiling rose.

Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)
Fitted with a range of grey fronted wall 7 base units, marble effect work surface over with stainless steel sink & drainer unit and tiling surround. Slot-in cooker space with cooker hood over and space for white goods. Wood flooring, rear aspect double glazed window & door into rear garden.

Bedroom One

13' 11" x 9' 11" (4.24m x 3.02m)
Built-in cupboard, carpeted flooring, wall-mounted radiator & rear aspect double glazed window.

Bedroom Two

12' 9" x 9' 10" (3.89m x 3.00m)
2 built-in cupboards with overhead storage, carpeted flooring, wall-mounted radiator and 2 double glazed windows to side & rear aspect.

Bedroom Three

8' 7" x 6' 10" (2.62m x 2.08m)
Built-in cupboard, carpeted flooring, wall-mounted radiator & side aspect double glazed window.

Bathroom

Suite comprising WC, wash basin with unit beneath & bath with shower over and shower attachment. Fully-tiled walls, wood flooring, chrome towel radiator & double glazed window.

Outside

To the front of the property is a brick weave driveway, offering ample off-road parking & leads to detached Garage, the remainder is mainly laid to lawn.

The rear garden is mainly laid to lawn, with gravel bordering the property, oil tank & backs onto open fields providing privacy.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Council Tax Band D

Tenure: Freehold EPC Rating: D

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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Property Ref:
CRM108152 - 0006

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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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