



Birch Grove, Sheringham NR26 8NT

welcome to

Birch Grove, Sheringham

*** NO ONWARD CHAIN ***

Don't miss out on this Two Bedroom, link-detached Bungalow situated in a cul-de-sac location in the seaside town of Sheringham! Be quick to register your interest!!



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.

This property is offered with No Onward Chain and is perfect for someone to put their own creative stamp on, this property briefly consists of Entrance Hall, Lounge, Kitchen, Two Bedrooms & Shower Room internally, while outside offers front & rear gardens and a driveway leading to Garage.

The link-detached Bungalow is located in Sheringham, which is a delightful small town in an area of Outstanding Natural Beauty on the

North Norfolk Coast, nestling between the sea and Pretty Corner woods. The town is a popular holiday destination and the centre has an excellent range of independent shops and a Tesco's supermarket. There are schools for all ages, including many public schools within a few miles, together with bus and rail links to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with the Reef Leisure Centre and a magnificent 18-hole cliff-top golf course.

Entrance Hall

Front door of the property leads you into hallway with two storage cupboards and doors leading off to Living Room, Kitchen, Shower Room & Bedrooms.

Lounge

19' 2" x 10' 10" (5.84m x 3.30m)
Double glazed window to the front aspect, wall mounted storage heater, feature fireplace and doors to Kitchen & Hallway.

Kitchen

10' 2" x 8' 6" (3.10m x 2.59m)
Fitted kitchen with a range of brown cupboards and units with white granite effect work surfaces over top, integrated oven and hob & space for white goods. Tiled flooring, double glazed window & double glazed door to outside.

Bedroom One

12' 3" x 9' 10" (3.73m x 3.00m)
Double glazed window with rear aspect, wall mounted storage heater & glass panel door.

Bedroom Two

10' 4" x 8' 11" (3.15m x 2.72m)
Double glazed window with rear aspect, wall mounted storage heater & glass panel door.

Shower Room

Suite comprising WC, wash basin & corner shower cubicle. Tiled flooring, heated towel rail & double glazed window.

Outside

The front of the property is set up for easy maintenance, as the small garden area is shingle and there is also a driveway and Garage for off-road parking.

The rear of the Bungalow is also low maintenance, as it is mostly shingled with a few scattered potted plants. The Garage can also be accessed from the rear garden as well as the front.



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welcome to

Birch Grove, Sheringham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- 2 Bedroom Link-Detached Bungalow

Tenure: Freehold EPC Rating: E

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:
CRM107875 - 0009

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