



Jafeica Norwich Road, Cromer NR27 9JU

welcome to

Jafeica Norwich Road, Cromer

SOLD VIA MODERN METHOD OF AUCTION!

Don't miss this spacious 3/4 Bedroom Chalet Bungalow with flexible internal accommodation & is set back from the road via a large driveway, which provides ample off-road parking.



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, iam sold 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 iam sold 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.

Sold via Modern Method of Auction, is this Chalet Bungalow which has internal accommodation comprising spacious Family Lounge, Kitchen, Conservatory, 3/4 Bedrooms (3 & 4 being Jack & Jill) and Bathroom. Outside offers ample off-road parking from a large driveway & open garden. The property is located approximately 1.6 miles from Cromer Town Centre which offers a range of amenities & transport links to Norwich.

An internal inspection is strongly advised to fully appreciate the accommodation and location offered for sale. Call us today and book your viewing!!

Lounge

11' 11" x 10' 11" (3.63m x 3.33m)

Fireplace with surround & hearth, radiator & front aspect double glazed bay window.

Kitchen / Diner

22' 9" x 11' 8" (6.93m x 3.56m)

Fitted with a range of wall & base units, work surface over with sink & drainer unit, space for cooker & white goods. Radiator, side aspect double glazed window & double doors to Conservatory. Opens to dining area, which has a door Bathroom & Hall.

Conservatory

17' 2" x 6' 10" (5.23m x 2.08m)

Double glazed windows to 3 sides with views over the garden, radiator and sliding door to garden. Internal doors to Kitchen/ Diner & Bedroom Three.

Bedroom One

9' 11" x 10' 11" (3.02m x 3.33m)

Built-in wardrobe, sink to one corner, radiator & front aspect double glazed window.

Bedroom Two

9' 11" x 8' 2" (3.02m x 2.49m)

Sliding patio door leading into Bedroom 3 and radiator.

Bedroom Three

11' 7" x 6' 6" (3.53m x 1.98m)

Large double glazed window to side and rear aspect & door to Conservatory.

Bedroom Four

16' 5" x 10' 5" (5.00m x 3.17m)

Restricted head height from sloped ceiling, 3 uPVC Velux windows, eaves storage and radiator.

Shower Room

Suite comprising WC, wash basin inset to vanity unit & walk-in shower cubicle. Part tiled, extractor fan and towel radiator

Craft Room

18' x 10' (5.49m x 3.05m)

Former garage with plug sockets, wired throughout, lightly insulated and currently used as a Craft Room. Double glazed windows to side & rear with double doors to front.

Outside

The front of the property offers a large gravel driveway with hedge border.

To the rear of the property is a low maintenance lawned garden with low wall border & beds. There is also a patio area adjoining the house.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chalet Bungalow
- Council Tax Band B

Tenure: Freehold EPC Rating: D

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108237 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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