



**Melrose, Bradfield Road, Southrepps, Norwich, NR11 8UJ**

**welcome to**

**Melrose, Bradfield Road, Southrepps, Norwich**

**\*\*\* CALLING ALL DEVELOPERS \*\*\***

William H Brown are pleased to offer a rare opportunity to obtain this detached three Bedroom Bungalow, which is set on a vast plot in the countryside village of Southrepps and is offered with NO ONWARD CHAIN.



## Description

\*\*\* CALLING ALL INVESTORS \*\*\* This detached three-bedroom bungalow located in the village of Southrepps, a small North Norfolk village just over 5 miles from the coast sits on circa 0.62 acres (stms) and has lots of potential to improve (STPP) Set in a picturesque location of Southrepps, unspoiled countryside views, peaceful location and spacious living this is one not to be missed! Southrepps is a sought-after village, offering a fabulous pub in the Vernon Arms, a primary school, local family run grocery store, post office and not forgetting the Church. The village is timeless and why many like to call it home.

## Accommodation:

### Living Room

### Kitchen

### Bathroom

### Bedroom 1

### Bedroom 2

### Bedroom 3

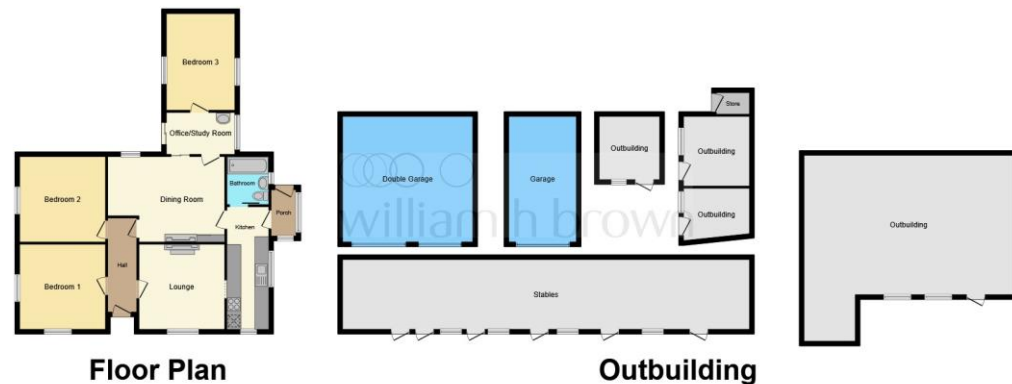
## Outside

The property sits on circa 0.62 acres (Stms), there is multiple out buildings including double garage, single garage, 4-part stables, multiple greenhouses, multiple sheds, wood store and workshop. The plot offers lots of potential STPP.

## Agents Note

There are areas of this property which may not be suitable for internal viewing, due to the interior condition, we ask that any interested party with asthma or known respiratory illness do not enter the premise. Face masks to be worn at all times during an internal viewing and viewing times will be limited. Please speak with the branch regarding any concerns before viewing.

We have, given the current condition, been unable to take internal measurements, the floorplan is indicative only and should not be relied upon or taken as scale. Please refer to the images included within our marketing. Please contact the branch for further information before progressing your interest or expending any cost such as travelling for a viewing. We ask that interested parties make enquiries and satisfy themselves about the potential costs of remedial work and clearance required.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Melrose, Bradfield Road, Southrepps, Norwich

- NO ONWARD CHAIN
- Circa 0.62 (Stms)
- Three Bedroom Detached Bungalow
- Lots of Potential to Improve (STPP)
- Council Tax Band D

Tenure: Freehold EPC Rating: F

offers over

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM107986 - 0007

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 buyer's 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.

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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