



The Close, Aylmerton, Norwich, NR11 8PX

welcome to

The Close, Aylmerton, Norwich

>> For Sale via Modern Method of Auction <<

Offered with No Onward Chain William H Brown are pleased to offer this 3 Bedroom Semi-Detached House, set in the village of Aylmerton. This one is a must view, call us now to book your viewing.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Description

For Sale via Modern method of Auction and with No Onward Chain don't miss this Semi-Detached House in the popular village of Aylmerton. The property enjoys internal accommodation to include Entrance Hall, Dining Room & Living Room, fitted Kitchen and Bathroom to the ground floor whilst upstairs offers 3 Bedrooms - main with En-suite. Outside has ample off-road driveway parking & an enclosed landscaped rear garden.

The village of Aylmerton itself offers village Church, lots of countryside walks to choose from and a brief walk up the road is the well-renowned local pub 'The Roman Camp'. The seaside towns of Cromer and Sheringham are located just down the road. As well as direct links to public transport close by.

Agent's Note

There is a restriction on the title, which applies to the purchase transaction. Please enquire with the branch.

Entrance Hall

Front door of the property leads you in with stairs to the first floor & door to Dining Room.

Dining Room

12' 1" x 11' 8" plus recess (3.68m x 3.56m plus recess)
Front aspect double glazed bay window, wall mounted radiator, carpeted flooring & door to Living Room.

Living Room

12' 1" x 16' 2" (3.68m x 4.93m)
Double glazed window to the side, feature fireplace, access to under stair cupboard & wall mounted radiator. Door to Kitchen & outside.

Kitchen

12' 1" x 16' 2" (3.68m x 4.93m)
Galley style kitchen fitted with a range of white fronted base & wall units, granite effect work surfaces over with stainless steel sink & drainer unit, plumbing for washing machine and freestanding oven & hob. Side aspect double glazed window, vinyl flooring & door leading to rear hallway.

Hallway

Door to rear garden & Bathroom.

Bathroom

White suite comprising of wash basin, WC, bath & shower cubicle. 2 double glazed windows to side aspect, vinyl flooring & tiled splash back.

First Floor Landing

Doors to Bedrooms.

Bedroom One

10' 1" x 11' 8" (3.07m x 3.56m)
Front aspect double glazed window, dual built-in wardrobes, wall mounted radiator & carpeted flooring.

Bedroom Two

11' 9" x 6' 11" plus recess (3.58m x 2.11m plus recess)
Rear aspect double glazed window, built-in wardrobe/airing cupboard, wall mounted radiator & carpeted flooring.

Bedroom Three

8' 10" x 7' 8" (2.69m x 2.34m)
Rear aspect double glazed window, wall mounted radiator & carpeted flooring.

Outside

On approach of the property, you are presented with ample off-road parking leading up to the garage, the front of the property also benefits from lawn & shrubs.

The rear of the property has been landscaped and well maintained consisting of summerhouse with power, two greenhouses, small pond and an array of shrubs & plants.



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The Close, Aylmerton, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- 3 Bedroom Semi-Detached House
- 2 Reception Rooms & Kitchen
- Front & Rear Gardens
- Sought After Village Location

Tenure: Freehold EPC Rating: E

guide price

£195,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108690 - 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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