



Lynewood Road, Cromer, NR27 0EE

welcome to

Lynewood Road, Cromer

>>> NO ONWARD CHAIN <<<

For Sale via Modern Method of Auction is this Two Bedroom End-Terrace Bungalow set in the seaside town of Cromer, with fantastic potential for improvement throughout. Call us 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 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 located in the popular seaside town of Cromer don't miss this End-Terraced Bungalow which is offered with No Onward Chain and enjoys internal accommodation to include Side Entrance Porch, fitted Kitchen, Hall, Lounge, 2 Bedrooms & Wet Room. Outside offers front & rear gardens.

Cromer itself offers local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. The stunning coastline beaches are only a short walk away so why not take advantage of Mary Jane's or No. 1 Fish & Chips, or perhaps an ice cream as you walk along the pier and take in the coastal beauty to see why many people like to call Cromer home!

Side Entrance Porch

Door opens into porch with windows to 2 sides and internal door to Kitchen.

Kitchen

9' 1" plus recess x 7' 1" (2.77m plus recess x 2.16m)
Fitted with a range of wall & base units, work surface over with stainless steel sink & drainer unit and space for white goods. Rear aspect double glazed window and door to Hall.



Hall

Built-in airing cupboard and doors to Lounge, Bedrooms, Wet Room & outside.

Lounge

14' 3" into recess x 10' 11" (4.34m into recess x 3.33m)
Electric fire inset to fireplace, carpeted flooring, storage heater & 2 double glazed windows to front & side aspect.

Bedroom One

11' 2" x 10' 11" (3.40m x 3.33m)
Carpeted flooring, storage heater & front aspect double glazed window.

Bedroom Two

9' 11" x 7' 5" (3.02m x 2.26m)
Carpeted flooring, storage heater & rear aspect double glazed window.

Wet Room

Fully tiled suite comprising WC, wall hung wash basin, shower & rear aspect double glazed window.

Outside

To the front of the property is a raised gravel garden with a range of shrubs & plants, with a path leading to the side entrance porch.

The rear garden is mainly laid to lawn with shrubs, bushes & path and backs onto woodland & railway.

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

view this property online williamhbrown.co.uk/Property/CRM108776



welcome to

Lynewood Road, Cromer

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- 2 Bedroom Bungalow
- Potential for Improvement Throughout
- Front & Rear Gardens
- Seaside Town Location

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108776



Property Ref:
CRM108776 - 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.

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.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



williamhbrown.co.uk