



Colin Mclean Road, Dereham, NR19 2RY

welcome to

Colin Mclean Road, Dereham

>> FOR SALE BY AUCTION! A 3 bedroom end-terraced house, located within easy walking distance of Dereham town centre and on bus routes. The property offers potential to modernise and enhance throughout, together with low maintenance gardens & 2 allocated spaces!!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With fitted carpet flooring, stairs rising to first floor landing, built-in storage cupboard, electric storage heater, doors opening to kitchen and lounge, further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, part tiled walls, fitted carpet flooring and double glazed obscure glass window to front aspect.

Kitchen/Diner

15' 9" x 8' 5" (4.80m x 2.57m)

A range of matching wall and base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with concealed extractor, built-in dishwasher, integrated fridge and separate freezer, plumbing available for washing machine, vinyl flooring, pantry, electric storage heater and double glazed window to front aspect.

Lounge

14' 7" x 10' 6" (4.45m x 3.20m)

With fitted carpet flooring, feature electric fireplace with marble hearth and wood surround, under stairs storage cupboard, electric storage heater, double glazed window to rear aspect and double glazed external entrance door opening to the rear garden.

First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water tank, loft access and doors opening to all bedrooms and shower room.

Bedroom One

14' 4" x 11' (4.37m x 3.35m)

With fitted carpet flooring, electric storage heater and double glazed window to rear aspect.

Bedroom Two

12' x 10' 8" (3.66m x 3.25m)

With fitted carpet flooring, electric storage heater and double glazed window to front aspect.

Bedroom Three

9' 9" x 7' 8" (2.97m x 2.34m)

With fitted carpet flooring, electric storage heater and double glazed window to rear aspect.

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in double shower cubicle, part tiled walls, vinyl flooring, heated towel rail, fan heater and double glazed obscure glass window to front aspect.

Outside

The front of the property is laid to shingle, for ease of maintenance, and provides a paved pathway to the main entrance. The side of the property offers a walkway leading to the communal car park.

The enclosed, low maintenance rear garden is laid to shingle and patio, offering space for outside entertaining, together with a handy brick built storage shed. Enclosed by timber fencing and mature hedging with gate access leading to the rear aspect.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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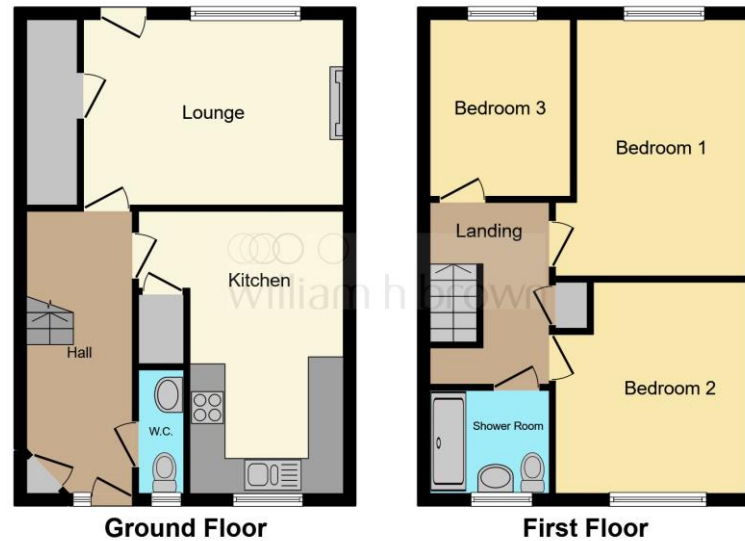
Colin Mclean Road, Dereham

- For Sale By Auction On Tuesday 15th October
- 3 Bedroom End-Terraced House
- Fitted Kitchen/Diner
- Cloakroom W.C And Shower Room
- Electric Storage Heating And Double Glazed Windows
- Low Maintenance Gardens
- 2 Allocated Parking Spaces
- Close To Dereham Town Centre

Tenure: Freehold EPC Rating: D

guide price

£160,000



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:
DRM116369 - 0005

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