



Eastgate Street, North Elmham, Dereham, NR20 5AB

welcome to

Eastgate Street, North Elmham, Dereham

>> For Sale by Modern Auction! A 2 bedroom mid-terraced cottage, located within the well-regarded and historic village of North Elmham. Requiring a level of updating and modernisation, the property boasts a lounge, conservatory, fitted kitchen & enclosed rear garden. This home is priced to sell!!



Description

Appealing to an assortment of buyers is this Victorian 2 bedroom mid-terraced home, offering a non-estate position within the sought-after village of North Elmham, with local amenities close by.

This cottage is ripe for modernisation and updating throughout, with the ground floor accommodation comprising cosy lounge with charming fireplace, fitted kitchen with space for appliances, conservatory leading to the rear garden and bathroom. This is complemented on the first floor by two bedrooms, with UPVC double glazed windows throughout. Outside, there is an enclosed, well-proportioned rear garden laid to patio and astro-turf, for ease of maintenance, also featuring a storage shed and greenhouse.

Offered for sale CHAIN FREE via modern auction; a full and early internal inspection is essential to fully appreciate the potential offered for sale - arrange your viewing with us today!

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.

The Accommodation

Double glazed external entrance door opening to;

Lounge

11' 8" x 11' 7" (3.56m x 3.53m)

Fitted carpet flooring, central fireplace with tiled hearth and brick surround, TV point, double glazed window to front aspect and opening to;

Kitchen

15' 10" x 11' 10" (4.83m x 3.61m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer, tiled splashbacks, space for electric oven, space for free standing fridge freezer, space for washing machine, space for tumble dryer, tiled flooring, built-in storage cupboard, door opening to stairs which rise to first floor landing, inset ceiling spotlights, door opening to bathroom and further door opening to;

Conservatory

6' 7" x 11' 1" (2.01m x 3.38m)

Brick and UPVC build with tiled flooring, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled walls, tiled flooring and double glazed obscure glass window to rear aspect.

First Floor Landing

Fitted carpet flooring, doors opening to both bedrooms.

Bedroom One

12' x 11' 5" (3.66m x 3.48m)

Fitted carpet flooring, built-in wardrobe and double glazed window to front aspect.

Bedroom Two

6' 5" x 8' 4" (1.96m x 2.54m)

Fitted carpet flooring, built-in wardrobe, double glazed window to rear aspect.

Outside

Immediately behind the property, there is an enclosed rear garden laid predominately to patio and astro-turf for ease of maintenance. Within the garden, there are an array of shrubberies, which offer further privacy to the home, together with a convenient storage shed and greenhouse.

Location

North Elmham is a popular village steeped in history and the local facilities include a doctors surgery, a primary school, shops and public houses. The bustling market town of Dereham is about five miles away and the City of Norwich is about twenty miles away. There are regular bus services to both. Dereham itself boasts a modern shopping centre, a full range of schools, hotels, churches and public houses. Dereham offers 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.

directions to this property:

Upon entering the village of North Elmham from the direction of Dereham, proceed along Holt Road and take the right hand turn into Eastgate Street, marked by bollards. Continue along and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



view this property online williamhbrown.co.uk/Property/DRM116791



welcome to

Eastgate Street, North Elmham, Dereham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid Price £100,000 Plus Reservation Fee
- 2 Bedroom Mid-Terraced Cottage - View, Bid And Buy!
- Fitted Kitchen And Bathroom
- Enclosed, Low Maintenance Rear Garden
- Desirable Village Location

Tenure: Freehold EPC Rating: F
guide price

£100,000



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

view this property online williamhbrown.co.uk/Property/DRM116791



Property Ref:
DRM116791 - 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 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



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk