



Philip Place, Dereham, NR19 1SH

welcome to

Philip Place, Dereham

>> FOR SALE BY AUCTION! A 2 double bedroom semi-detached bungalow, perfect for buyers looking for a project property with ample potential. Occupying a secluded position with a peaceful outlook over the nature reserve, the home further boasts gardens & en bloc garage. Viewings advised!!



The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Fitted carpet flooring, double glazed windows to front and side aspects, and double glazed door opening to;

Entrance Hall

Fitted carpet flooring, two built-in storage cupboards, loft hatch, doors opening to the kitchen, both bedrooms, shower room, and further door opening to;

Lounge

14' 1" x 11' 4" (4.29m x 3.45m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Kitchen

11' 3" x 11' 1" (3.43m x 3.38m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric cooker, space for fridge freezer, airing cupboard housing boiler, fitted carpet flooring, radiator, double glazed window to rear aspect, and double glazed door opening to;

Utility Room

5' 2" x 5' 1" (1.57m x 1.55m)

Fitted floor mounted unit with complementary rolled edge work surface over, space for washing machine, tiled effect flooring, single glazed windows to side and rear aspects, and double glazed external door opening to the garden.

Bedroom One

11' 3" x 10' 4" (3.43m x 3.15m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Two

11' 1" x 10' 4" (3.38m x 3.15m)

Fitted carpet flooring, radiator 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, tiled effect flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property offers a secluded position within this maturing cul-de-sac, with the front of the property being laid to well-tended lawn with a range of mature shrubberies, for an added touch of greenery, alongside a paved pathway which leads to the main entrance.

The well-proportioned rear garden is laid predominately to lawn with a paved patio seating area, ideal for outside entertaining. Together with shrub beds, mature trees, convenient storage shed and gated access to the front aspect.

En Bloc Garage

Up and over door to front.

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.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham and offering easy access onto the A47. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham, which is about one and a half miles away. Dereham town itself boasts further shopping facilities and large supermarkets, together with 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.



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welcome to

Philip Place, Dereham

- For Sale By Auction On Tuesday 24th June
- 2 Double Bedroom Semi-Detached Bungalow
- Great Potential Throughout
- Front And Rear Gardens
- Parking Available And En Bloc Garage
- Peaceful Outlook Of Toftwood Nature Reserve
- Well-Established Residential Area

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£160,000 - £180,000



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:
DRM117043 - 0006

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