



Elvin Road, Dereham, NR19 2DX

welcome to

Elvin Road, Dereham

>> For Sale by Modern Auction! Introducing this 3 bedroom mid-terraced house, just a stones throw away from Dereham town centre. With scope for modernisation and enhancement, the home offers a lounge, fitted kitchen/diner, private rear garden, en bloc garage & more. Viewings are essential!!



Description

For Sale by Modern Method of Auction: Starting Bid Price £200,000 plus Reservation Fee.

We are excited to welcome to the market this 3 bedroom mid-terraced home, located within a well-regarded area of Dereham, just walking distance from local amenities and facilities.

This home would benefit from a programme of internal decorative modernisation and enhancement, with the accommodation briefly comprising; entrance porch, entrance hall, lounge with central fireplace, kitchen/diner with built-in electric oven, three bedrooms and the family bathroom suite.

Coupled with the accommodation, the property further benefits from electric storage heaters and double glazed windows. Outside, there are mature gardens to both aspects, together with an en bloc garage located to the rear aspect.

Offered for sale as 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;

Entrance Porch

Hard flooring and door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing and door opening to;

Lounge

12' 9" x 12' 8" (3.89m x 3.86m)

Wood effect flooring, central electric fireplace with decorative surround, electric storage heater, double glazed window to front aspect and opening to;

Kitchen/Diner

15' 3" x 9' 2" (4.65m x 2.79m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, concealed extractor hood, space for fridge freezer, space for washing machine, tiled flooring, electric storage heater, double glazed window to rear garden and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access, electric storage heater and doors opening to all bedrooms and bathroom.

Bedroom One

12' x 9' (3.66m x 2.74m)

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

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

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

Bedroom Three

9' x 6' 6" (2.74m x 1.98m)

Fitted carpet flooring and double glazed window to front aspect.

Bathroom

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

Outside

The property is set back from the road, featuring shingle and numerous mature plant beds which add greenery and offer privacy. A paved pathway leads to the main entrance.

The rear garden is laid predominately to lawn, further enhanced by mature shrubberies and timber fencing which encloses for security.

En Bloc Garage

16' x 8' (4.88m x 2.44m)

Up and over door to front.

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.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid Price £200,000 Plus Reservation Fee
- 3 Bedroom Mid-Terraced House - View, Bid And Buy!
- Great Potential Inside And Out
- Mature Gardens And En Bloc Garage
- Easy Walking Distance To Town Centre

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£200,000



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:
DRM117294 - 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.



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