



Limassol Road, Dereham, NR19 1XR

welcome to

Limassol Road, Dereham

>> For Sale by Modern Auction! A presentable 3 bedroom mid-terraced house, located within a popular development in Toftwood, close by to local amenities. Offered for sale with no onward chain and boasting a 18' lounge, fitted kitchen, 4 piece bathroom, low-maintenance rear garden, driveway & garage!



Description

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

We are pleased to present to the market this 3 bedroom mid-terraced house, located within a well-connected residential development in Toftwood, close by to local amenities, bus routes and Toftwood park.

In brief, the internal ground floor accommodation comprises; entrance hall, fitted kitchen and a great-sized lounge with access to the rear garden. This is complemented on the first floor by three bedrooms and the four-piece bathroom. Outside, a hard standing driveway provides off-road parking and access to the garage, together with a privately-enclosed, low-maintenance garden which offers an ideal space for outdoor entertaining.

Offered for sale as CHAIN FREE via modern auction; a full and early internal inspection is essential - 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 door opening to;

Entrance Hall

Fitted carpet flooring, radiator, archway opening to lounge and further archway to;

Kitchen

8' 6" x 7' 2" (2.59m x 2.18m)
A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric/gas cooker, extractor hood, space for fridge freezer, space for washing machine, wall-mounted boiler, tiled effect flooring and double glazed window to front aspect.

Lounge

18' 9" x 14' 7" (5.71m x 4.45m)
Fitted carpet flooring, stairs rising to first floor landing, two radiators, double glazed window to rear aspect and double glazed sliding patio doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft (boarded) and doors opening to all bedrooms and bathroom.

Bedroom One

13' 8" max x 10' 6" (4.17m max x 3.20m)
Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Two

13' 5" x 7' 2" (4.09m x 2.18m)
Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Three

10' 1" x 7' 6" (3.07m x 2.29m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, panelled bath, walk-in shower cubicle, tiled walls, vinyl flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

To the front of the property, a hard standing driveway provides off-road parking and access to the garage. The remainder of the frontage is laid to lawn, complemented by shrub beds.

Stepping out to the low-maintenance rear, the garden is laid to patio which allows space for outside entertaining and dining within the warmer months of the year. The garden is further enhanced by shingle, plant borders, shrub beds, timber storage shed for convenience and fencing which encloses for privacy.

Garage

Power, lighting and up and over door to front.

Agents Note

We understand this property is subject to an annual management charge of approximately £303.48 for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.



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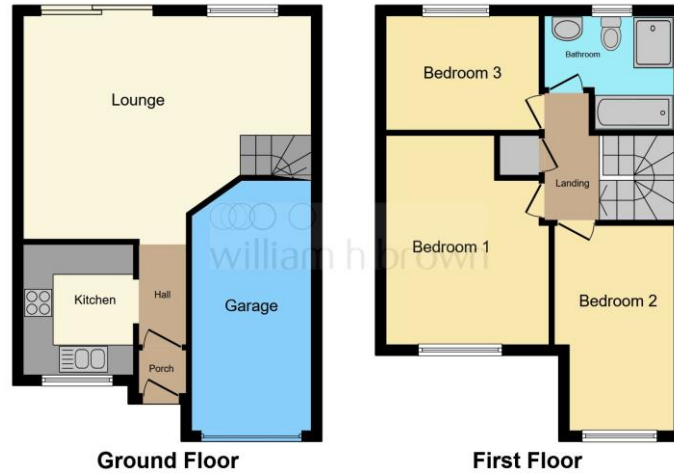
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid Price £200,000 Plus Reservation Fee
- 3 Bedroom Mid-Terraced House - View, Bid And Buy!
- Generously-Proportioned Lounge
- Front Garden And Enclosed, Low-Maintenance Rear Garden
- Driveway Parking And Garage

Tenure: Freehold EPC Rating: D

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:
DRM117307 - 0002

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