



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.



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.



view this property online williamhbrown.co.uk/Property/DRM117307



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.

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 many sport and leisure activities including a Sports and 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 Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the right hand turn into Stone Road. Take the left hand turn into Hillcrest Avenue and then take the second right hand turn into Limassol Road. Proceed to the end of the road, where the property can be found.

welcome to

Limassol Road, Dereham

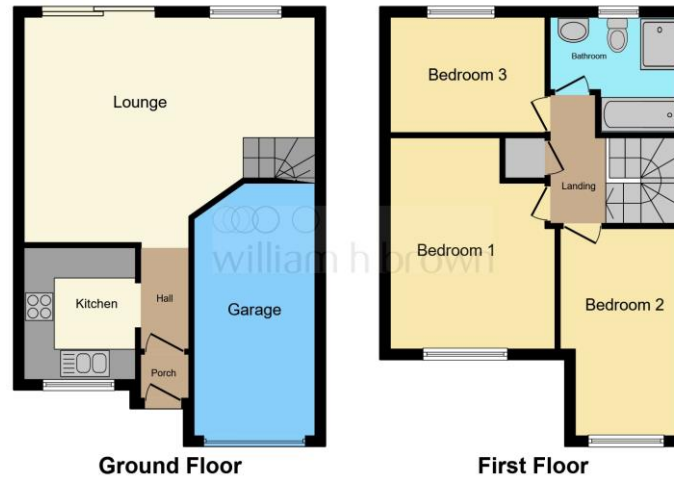
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid Price £180,000 Plus Reservation Fee
- 3 Bedroom Mid-Terraced House - View, Bid And Buy!
- Generously-Proportioned Lounge
- Front Garden And Enclosed, Low-Maintenance Rear Garden
- Driveway Parking And Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£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

view this property online williamhbrown.co.uk/Property/DRM117307



Property Ref:
DRM117307 - 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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk