



Charles Close, Dereham, NR19 1TN

welcome to

Charles Close, Dereham

>> For Sale by Modern Auction! A 2 bedroom semi-detached bungalow, located within this established development in Toftwood. Located close to amenities and boasting a cosy lounge, fitted kitchen, shower room, enclosed gardens, large storage shed and off-road parking. Viewings are essential!!



Description

For Sale by Modern Method of Auction: Starting Bid Price £150,000 plus Reservation Fee.

We are excited to present to the market this 2 bedroom semi-detached bungalow, occupying a private position within an established area of Toftwood, close by to local amenities and bus routes.

Briefly, the internal accommodation comprises; entrance porch leading to a cosy lounge, inner hallway, fitted kitchen with space for a range of appliances, conservatory, two bedrooms and a shower room. Outside, there is a front garden with double gates allowing additional parking, a rear garden with well-tended lawn and outbuildings and two allocated parking spaces. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

Offered for sale via modern auction and with NO ONWARD CHAIN, viewings are essential!

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

UPVC build with double glazed windows surrounding and double glazed door opening to;

Lounge

13' 8" x 12' 3" (4.17m x 3.73m)
Fitted carpet flooring, radiator and door opening to;

Inner Hallway

Fitted carpet flooring and doors opening to both bedrooms, shower room and further door to;

Kitchen

11' 4" x 8' 2" (3.45m x 2.49m)
A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, splashbacks, space for electric cooker, extractor hood, space for dishwasher, space for free standing fridge freezer, boiler, built-in storage cupboard, airing cupboard, tiled flooring, double glazed window to rear aspect and double glazed door opening to;

Conservatory

9' 3" x 7' 10" (2.82m x 2.39m)
UPVC build with wood effect flooring, space for washing machine and tumble dryer, radiator, double glazed windows surrounding and double glazed external door opening to the rear garden.

Bedroom One

13' 7" x 9' 6" (4.14m x 2.90m)
Fitted carpet flooring, fusebox, loft hatch, radiator and double glazed window to front aspect.

Bedroom Two

11' 4" max x 7' 9" (3.45m max x 2.36m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash basin, tiled splashbacks, walk-in shower cubicle, vinyl flooring, extractor, radiator and double glazed obscure glass window to rear aspect.

Outside

The front of the property is laid to lawn and patio, fully enclosed by timber fencing and complemented by plant beds and paved pathways which lead to the main entrance and side gate. Double gates open to the front, allowing for additional off-road parking space. The home further benefits from two allocated parking spaces.

Stepping out to the rear, the garden is laid predominately to well-tended lawn, enhanced by patio seating space and a range of mature shrubberies which add a degree of privacy. The garden also features a handy storage shed and greenhouse.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. 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 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.



view this property online williamhbrown.co.uk/Property/DRM117511



welcome to

Charles Close, Dereham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid Price £150,000 Plus Reservation Fee
- 2-Bed Semi-Detached Bungalow - View, Bid And Buy!
- Enclosed Front And Rear Gardens
- Off-Road Parking And 2 Allocated Spaces
- Tucked-Away, Residential Area In Toftwood

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£150,000



Total floor area 61.9 m² (666 sq.ft.) approx

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/DRM117511



Property Ref:
DRM117511 - 0006

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