



Jentique Close, Dereham, NR19 1GA

welcome to

Jentique Close, Dereham

>> For Sale by Modern Auction! A beautifully presented 3 bedroom end-terraced home, occupying a corner plot position within a well-connected development in Dereham. Offering a modern kitchen/diner, 16' lounge, en suite cloakroom, private rear garden & allocated parking space. Viewings advised!



Description

For Sale by Modern Method of Auction: Starting Bid Price £180,000 plus Reservation Fee.

We are excited to welcome to the market this extremely well-presented 3 bedroom end-terraced house, occupying a prominent corner plot position within a popular residential development, close by to Dereham town centre.

In brief, the internal ground floor accommodation comprises; inviting entrance hall with stairs rising to the first floor, cloakroom w.c, welcoming dual aspect lounge and a stylish fitted kitchen/diner with a range of integrated appliances and further access to the rear garden. This is complemented on the first floor by the master bedroom with en suite w.c, two further bedrooms and the contemporary style family bathroom suite.

Outside, there is an enclosed, low-maintenance rear garden which allows space for outdoor entertaining, together with an allocated parking space which can be found beyond the garden. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

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 Hall

Wood effect flooring, stairs rising to first floor landing, radiator, doors opening to lounge, kitchen/dining room and further door to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to side aspect.

Lounge

16' 1" x 9' 8" (4.90m x 2.95m)

Dual aspect room with wood effect flooring, radiator, double glazed window to front aspect and double glazed patio doors opening to the rear garden.

Kitchen/Dining Room

16' 1" x 12' 8" (4.90m x 3.86m)

A stylish range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, space for washing machine, tiled effect flooring, under stair storage cupboard, radiator, dual aspect double glazed window to side aspect and double glazed patio doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, loft hatch, radiator and doors opening to all bedrooms and family bathroom.

Master Bedroom

10' 4" x 9' 3" (3.15m x 2.82m)

Fitted carpet flooring, radiator, two double glazed windows to side aspect and door opening to;

En Suite Cloakroom

Two piece suite comprising low level w.c, hand wash vanity nit, tiled splashbacks, tiled effect flooring and radiator.

Bedroom Two

10' 6" x 10' 4" (3.20m x 3.15m)

Fitted carpet flooring, airing cupboard housing hot water tank, radiator and double glazed window to front aspect.

Bedroom Three

7' 10" x 6' 9" (2.39m x 2.06m)

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

Family Bathroom

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

Outside

The property occupies a corner plot position, complemented by shrub beds for added colour, shingle and a bespoke pathway leading to the main entrance.

To the rear, there is an enclosed, low-maintenance garden laid to patio and artificial lawn for convenience, which provides space for outside relaxing within the warmer months of the year. Gated access leads beyond the garden to the allocated parking space.



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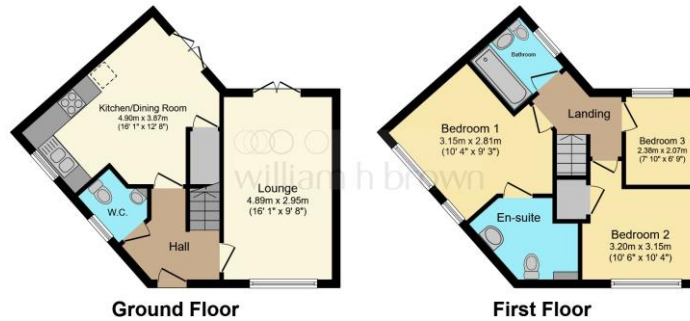
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid Price £180,000 Plus Reservation Fee
- Modern 3 Bedroom End-Terraced House - View, Bid And Buy
- Stylish Open-Plan Kitchen/Diner
- Cloakroom, En Suite And Family Bathroom
- Low-Maintenance Rear Garden And Allocated Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£180,000



Total floor area 75.8 m² (816 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



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Property Ref:
DRM117480 - 0006

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