



The Oaks, The Street, North Lopham Diss IP22 2LU



**william
h brown**

welcome to

The Oaks The Street, North Lopham Diss

This beautiful cottage which is full of character offers a fantastic opportunity of renovations. The cottage offers 2 brilliantly sized bedrooms. The house is situated in the beautiful village of North Lopham which is 12 minute drive into the town centre of Diss which is on the main train line.

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.

Lounge

17' 2" x 15' into recess (5.23m x 4.57m into recess)
Carpet flooring throughout, window to the front aspect of the property, electric storage heater.

Kitchen/Diner

12' 1" x 14' 6" into recess (3.68m x 4.42m into recess)
Vinyl flooring throughout the kitchen diner, window to the rear aspect of the cottage, built in was basin with the offering of base storage cupboards also. Storage heater in the room as well.

Bedroom 1

9' 9" x 12' 5" (2.97m x 3.78m)
Carpet flooring throughout with the original beams in the room. Natural lighting coming from a window to the side aspect of the property.

Dressing Room

5' x 6' 4" (1.52m x 1.93m)
carpet flooring, attached to bedroom 1, original beams throughout and a small window to the front aspect of the property looking down the front garden.

Bedroom 2

14' 4" x 7' 11" (4.37m x 2.41m)
carpet flooring throughout with the natural lighting coming from a window that is to the rear aspect of the property.

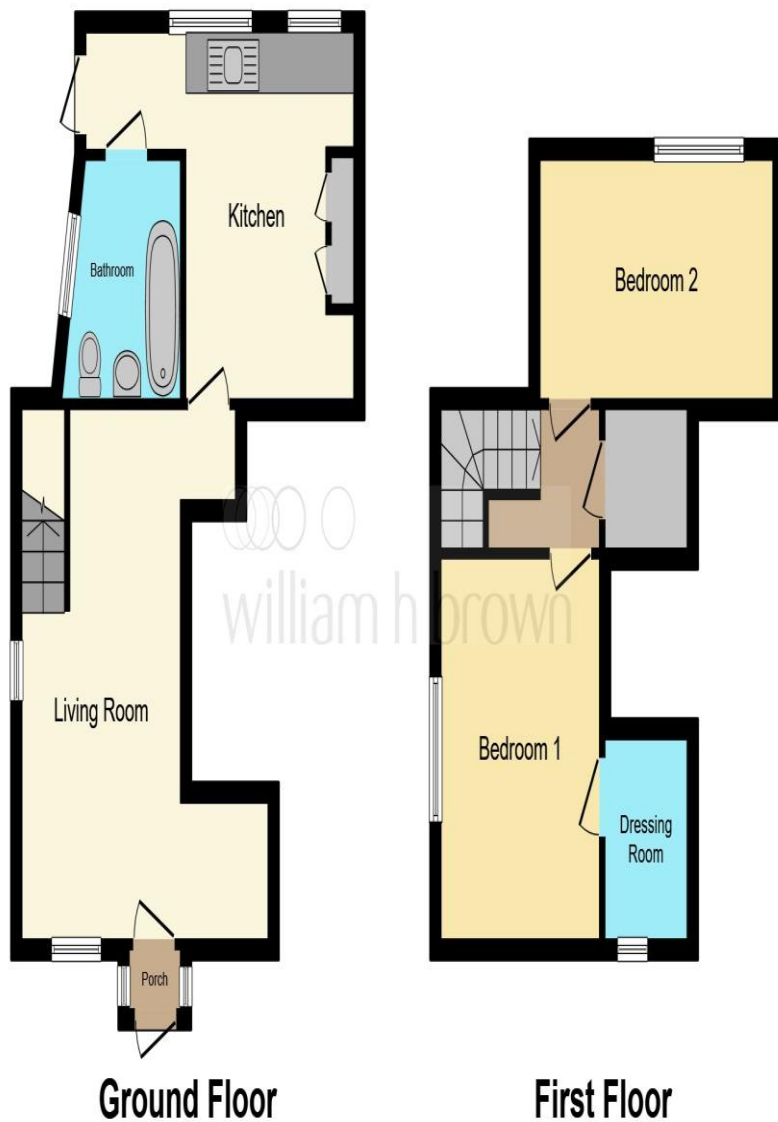
Bathroom

Vinyl flooring offered, with a window to the rear aspect of the property, hand wash basin, W/C, Bath Tub.

Outside

The property offers a spacious front garden and a enclosed rear garden that has a small patio area.

The cottage also offers off road parking. In the rear garden there is a outbuilding that can be used as a workshop.



Ground Floor

First Floor

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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**The Oaks The Street,
North Lopham Diss**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****NO ONWARD CHAIN****
- Characterful Cottage Situated In The Village Of North Lopham

Tenure: Freehold EPC Rating: Awaited

guide price

£180,000



view this property online williamhbrown.co.uk/Property/DSS111116



Property Ref:
DSS111116 - 0003

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