



Bramley Cottage The Street, Dickleburgh Diss IP21 4NQ

welcome to

Bramley Cottage The Street, Dickleburgh Diss

This charming detached house in Dickleburgh features a kitchen, spacious lounge, two bedrooms (one en-suite), and a shower room. With allocated parking and a garden with a patio area, it offers character with exposed beams and is sold with no chain.

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.

Location

Dickleburgh is a small village located in Norfolk, England, near the town of Diss. It is characterised by its rural charm and close-knit community. The village features traditional Norfolk architecture, including quaint cottages and farmhouses, set against a backdrop of beautiful countryside.

Kitchen

14' 3" x 9' 1" (4.34m x 2.77m)
Dual aspect windows to side and front, storage cupboard, wall and base units with work tops.

Lounge

12' 1" x 12' 5" (3.68m x 3.78m)
Double glazed window to side, door to bedroom one, external door to side, door to shower room and open to kitchen, radiator and carpeted flooring.

Shower Room

Three piece suite comprising of shower cubicle, low level WC and hand wash basin, electric towel rail, sky light and tiled flooring.

Bedroom One

11' 7" x 10' 3" (3.53m x 3.12m)
Double glazed window to rear, access to en-suite, radiator and tiled flooring.

En-Suite

Double glazed window to front, shower cubicle, low level WC, hand wash basin, radiator and tiled flooring.

Bedroom Two

10' x 8' 10" (3.05m x 2.69m)
Stairs from the kitchen leading to first floor, restricted head height, window to rear aspect,

access to loft and carpeted flooring.

Loft Access

Insulated and partially boarded.

Externally

Fence and hedge enclosed garden with patio and lawn areas. Allocated parking space.



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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**Bramley Cottage The Street,
Dickleburgh Diss**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bed Character Cottage
- Spacious Lounge & Integrated Kitchen

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£200,000



view this property online williamhbrown.co.uk/Property/DSS111386



Property Ref:
DSS111386 - 0002

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