



**Windflower Cottage Oxwick Road, Horningtoft Dereham NR20
5DX**

welcome to

Windflower Cottage Oxwick Road, Horningtoft Dereham

**** AUCTION 29TH JULY **** a five bedroom cottage dating back to 1850 - 1870 now in need of renovation works. Set in the Norfolk village of Horningtoft, boasting beautiful field views to the front and a large private garden to the rear. **** OFFERED WITH NO ONWARD CHAIN ****



Entrance Porch

Door to the front and 2 windows to the side.

Hall

Storage cupboard and door into conservatory.

Hall

2 storage cupboards and stairs to first floor.

Bathroom

Bath, wash hand basin, WC and window to the rear.

Cloakroom

Wash hand basin and WC.

Office

15' 3" x 7' 9" (4.65m x 2.36m)

Window to the rear.

Lounge

15' x 20' 4" (4.57m x 6.20m)

Stairs to the first floor, window to the side and two windows to the front.

Dining Room

14' 6" x 11' 8" (4.42m x 3.56m)

Window to the front.

Sitting Room

12' x 12' (3.66m x 3.66m)

Stairs to first floor and windows to the side and front.

Kitchen

11' 7" x 10' 3" (3.53m x 3.12m)

Two windows to the side, window and door to the rear.

Utility Room

8' 3" x 6' 9" (2.51m x 2.06m)

Window to the side.

Conservatory

9' 8" x 11' (2.95m x 3.35m)

Window surround and door to the side.

Bedroom One

14' 3" x 11' 5" (4.34m x 3.48m)

Window to the front.

En Suite

Bath, wash hand basin, storage cupboard, WC and window to the rear.

Bedroom Two

14' 7" x 12' (4.45m x 3.66m)

Window to the front.

Bedroom Three

11' 3" x 11' (3.43m x 3.35m)

Bedroom Four

6' 4" x 8' 6" (1.93m x 2.59m)

Window to the rear.

Bedroom Five

9' 7" x 8' 5" (2.92m x 2.57m)

Fitted wardrobe and window to the rear.

Bathroom

Bath, wash hand basin, storage cupboard, WC and two windows to the rear.

Studio

11' 2" x 18' (3.40m x 5.49m)

Door and window to the front and rear.

Garage

8' 3" x 13' (2.51m x 3.96m)

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

Guide

quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

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welcome to

Windflower Cottage Oxwick Road, Horningtoft Dereham

- ** AUCTION SALE 29TH JULY **
- FIVE BEDROOMS / FIVE RECEPTION ROOMS
- 2650 SQUARE FOOT
- LARGE GARDEN
- GARAGE

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



guide price

£225,000

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



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postcode not the actual property

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Property Ref:
FKM108219 - 0004

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