



Beechcroft Cromer Road, High Kelling Holt NR25 6QZ

welcome to

Beechcroft Cromer Road, High Kelling Holt

A 3 bedroom detached house with accommodation comprising sitting room, dining room, kitchen/diner, utility, shower room, landing, 3 bedrooms and bathroom.



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 £300 inc VAT towards the preparation cost of the pack.

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.

Entrance Door To; Entrance Hall

Staircase, radiator.

Sitting Room

15' 8" into bay x 11' 5" max (4.78m into bay x 3.48m max)
Double glazed bay window to front, radiator, fireplace, carpet.

Dining Room

15' 9" into bay x 11' 6" max (4.80m into bay x 3.51m max)

Radiator, brick fireplace, double glazed bay window to front, carpet.

Kitchen/diner

13' 3" x 12' (4.04m x 3.66m)
Double glazed window to rear, sink, radiator, wall and base units, rolled edge worktops, built in oven, hob and hood, recess for slimline dishwasher, space for upright fridge/freezer, radiator.

Inner Lobby

Cupboard, worktop, door to garage, airing cupboard housing water tank. PANTRY with shelving, radiator, double glazed window to rear, small sink.

Utility

8' 10" x 7' 2" (2.69m x 2.18m)
Wall cabinets, window to rear, worktop with space under for washing machine and dryer, door to rear.

Shower Room

Cubicle, wc, wash basin, double glazed window to side, extractor.

Landing

Carpet, built in cupboard.

Bedroom 1

14' 2" max x 13' 1" (4.32m max x 3.99m)
Double glazed window to front, radiator, built in cupboard, loft hatch.

Bedroom 2

12' 6" x 12' 4" (3.81m x 3.76m)
Radiator, double glazed windows to side and rear, carpet.

Bedroom 3

13' x 11' 5" (3.96m x 3.48m)
Double glazed windows to front and rear, radiator.

Bathroom

Bidet, pedestal wash basin, wc, bath with tiled surround and handset, double glazed window to rear, shaver point, radiator, electric wall heater.

Outside

Double gates opening onto driveway which leads through the lawned garden to the garage. There is also a rear drive accessed off Bernard Close which leads to the attached garage measuring 13ft 5 x 12ft, with up and over door and wall mounted boiler. The rear of the garage has been sectioned off to create an area 11ft 10 x 6ft.



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Beechcroft Cromer Road, High Kelling Holt

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sitting & Dining Rooms
- Kitchen/Diner

Tenure: Freehold EPC Rating: F

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HOL102551 - 0011

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.

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