



**Charles Road, Holt NR25 6DA**

**welcome to**

**Charles Road, Holt**

A semi-detached bungalow with accommodation briefly comprising entrance hall, inner hall, sitting room, kitchen, 2 bedrooms, shower room and conservatory.



## 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

Carpet, radiator, door to rear. Door to;

## Inner Hall

Radiator, loft hatch, carpet.

## Sitting Room

15' 7" x 11' 10" max ( 4.75m x 3.61m max )  
Electric fire, carpet, radiator, Double glazed sliding door to;

## Conservatory

9' x 8' ( 2.74m x 2.44m )  
Tiled floor, double doors to rear garden.

## Kitchen

10' 6" x 7' 2" ( 3.20m x 2.18m )  
Double glazed window to rear, built in oven, gas hob and hood, stainless steel sink, wall and base units, rolled edge worktops, recess for washing machine, space for upright fridge/freezer.

## Bedroom 1

13' 5" x 8' 9" ( 4.09m x 2.67m )  
Double glazed window to front, radiator, carpet.

## Bedroom 2

10' 6" x 7' 10" ( 3.20m x 2.39m )  
Double glazed window to front, radiator, carpet.

## Shower Room

Shower, wc, wash basin, heated towel rail, extractor, cupboard housing boiler.

## Outside

Drive to Garage measuring 13ft 5 x 8ft 3 ( part of the garage has been sectioned off). Up and over door, light and power.  
The garden is partly paved with outside tap, shed and panel fencing.



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](http://www.focalagent.com)



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## Charles Road, Holt

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Gas fired central heating

Tenure: Freehold EPC Rating: D

guide price

**£196,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HOL106260 - 0003

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