



The Cottage Town Street, Hickling, NR12 0BQ

Auction Guide £160,000





The Cottage Town Street

Hickling, Norwich, NR12 0BQ

- For Sale by Modern Auction – T & C's apply
- Buyers fees apply
- Two Bedrooms
- 7.47m Long Lounge/Diner With Wood Burning Stove
- Popular Broadland Village
- Subject to Reserve Price
- The Modern Method of Auction
- LPG Central Heating
- Off Road Parking
- Offered With No Onward Chain

Aldreds are pleased to offer this attractive, two bedroom detached cottage, situated in a pleasant tucked away position near the Church of St Mary's in the sought after Broadland village of Hickling. This characterful property would make an ideal permanent residence or holiday home/let and offers accommodation including a conservatory, a 7.4m long open plan lounge/diner, kitchen, ground floor bathroom and two first floor bedrooms. The property offers off road parking, lawned garden and LPG central heating. Offered with no onward chain, early internal viewing is recommended to appreciate this attractive Norfolk Broadland Cottage.



Conservatory 11'10" x 7'8" (3.63m x 2.34m)

Glazed French doors to front aspect, windows to both sides and front, pitched Polycarbonate roof, wall lighting, power points, part glazed door giving access to;

Open Plan Lounge/Diner 24'6" x 11'11" at max (7.47m x 3.65m at max)

Two front facing windows, two radiators, wall lighting, power points, electric meter cupboard, exposed ceiling beams and feature central supporting beam, brick built fireplace with a burning stove on a pamment tiled hearth, thermostat, television point, door to rear lobby, doorway giving access to;

Kitchen 14'5" x 5'5" (4.4m x 1.67m)

Window to rear aspect overlooking a neighbouring garden, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, plumbing for washing machine, integrated electric oven, hob and extractor, radiator.





Rear Lobby

Airing cupboard housing wall mounted LPG combi boiler for hot water and central heating, door giving access to;

Bathroom

Obscure glazed window to rear aspect, tiled flooring, panelled bath with tiled surround and electric shower over, hand wash basin, low level w.c., wall mounted electric heater, ventilation, heated towel rail, shavers point with light.

First Floor Landing

Doors leading off;

Bedroom 1 13'11" x 11'11" (4.25m x 3.65m)

Window to front aspect, radiator, power points.

Bedroom 2 9'7" x 8'9" at max (2.93m x 2.68m at max)

Window to front aspect, radiator, loft access, power points, over stairwell cupboard.

Directions

Arriving in the village of Hickling on the Stalham Road, turn left at the 'T' junction onto The Street. Proceed as the road continues round to the right, then left into Town Street. Turn second right into The Walk, just before Hickling House care home, where the property can then be found a short way along on the left hand side, located by our FOR SALE board.



Outside

All the grounds of the property are to the front with the rear aspect of the building backing directly on to a neighbouring garden. The property offers an off road parking space, accessed via timber double gates with an attractive lawned garden area in between the driveway and the property. Open fronted timber shelter housing the LPG gas bottle supply, timber garden shed, a variety of well stocked shrubbery and planting to borders.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: C.

Energy Performance Certificate (EPC)

Rating: 'F'

Location

Hickling is an attractive Broadland Village, famous for its Broad on the Norfolk Broads network. Hickling Broad is the largest of all the Norfolk Broads attracting bird watchers, walkers and sailors with a sailing club in the village. The Hickling Barn community centre offers many village activities and opportunities, there is a primary school and two public houses. The coast lies approximately three miles away and the local market town of Stalham offers a full range of amenities including a supermarket, schools, doctors and library.

Reference

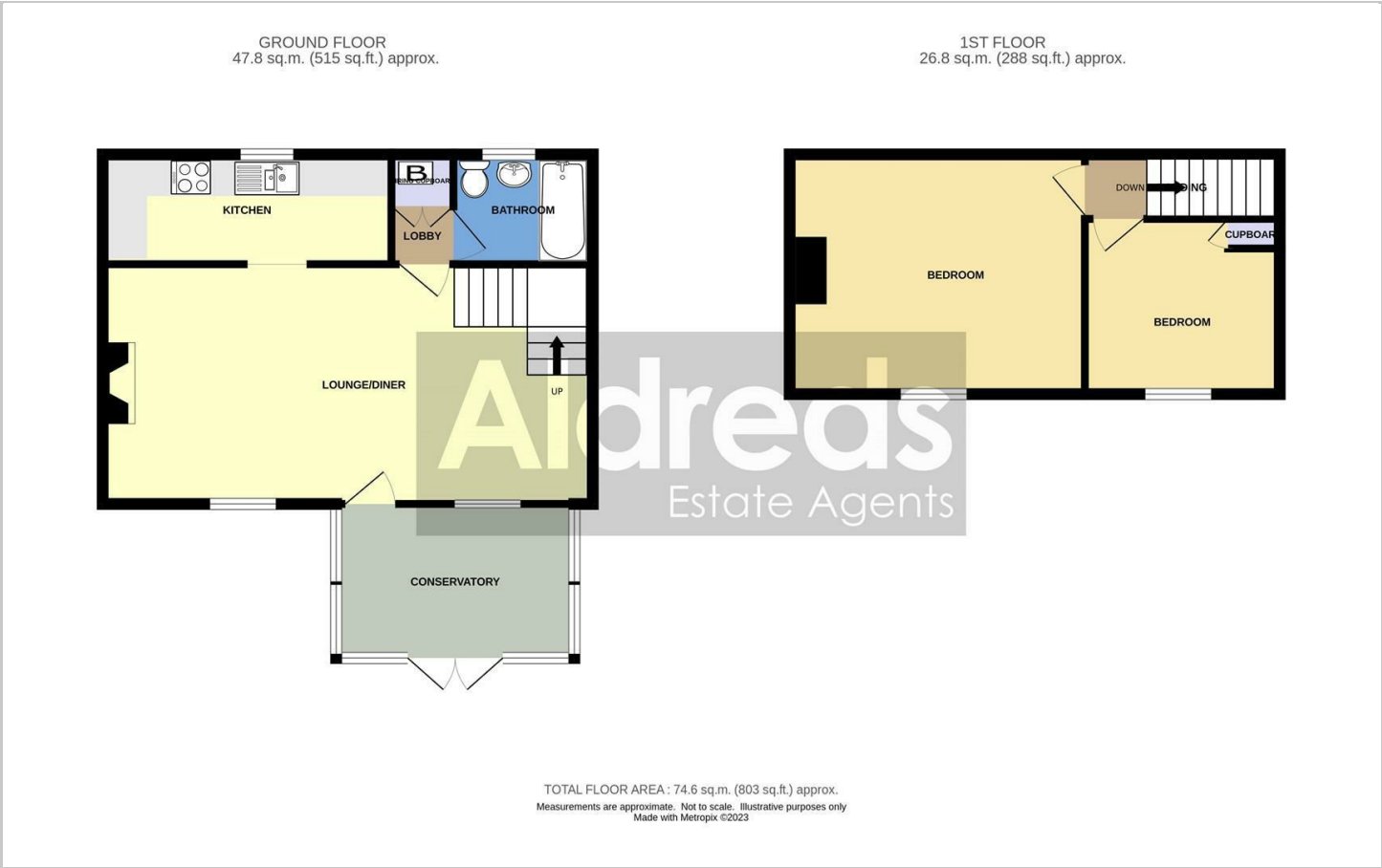
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Auctioneer comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



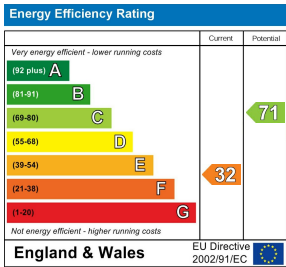
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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