



Webbs Close, North Walsham, NR28 9XE

welcome to

Webbs Close, North Walsham

> Sold Via Modern Method of Auction <

This two Bedroom, detached Bungalow with Garage, driveway & generous garden to both front and rear aspects, is situated in a private cul-de-sac location within walking distance to North Walsham town centre



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.

Description

Situated in a small cul-de-sac off Brick Kiln Road in North Walsham, this detached property would make an ideal retirement bungalow or development opportunity. The property offers accommodation comprising entrance hall, lounge/ diner, kitchen, conservatory, two bedrooms and wet room. Externally, the property benefits from good sized gardens to the front and rear with garage and driveway parking. Viewing is essential to fully appreciate this wonderful home!

Entrance Hall

Door to the front aspect, access to the loft, airing cupboard with gas central heating boiler and tank, telephone point, radiator and carpeted flooring.

Lounge

19' 8" x 10' 11" (5.99m x 3.33m)
Double glazed bay window to the front aspect, sliding doors to the garden, TV point, radiator and carpeted flooring.

Kitchen

9' 11" x 7' 1" (3.02m x 2.16m)
Fitted kitchen with range of wall and floor units and work surfaces over, electric oven and gas hob with cooker hood above, plumbing for washing machine, space for fridge freezer, stainless steel sink drainer, tiled splash backs, double glazed window to the rear aspect, laminate flooring and door to the conservatory.

Conservatory

Lean to with single glazed windows and laminate flooring.

Bedroom One

13' 8" Max x 9' 11" (4.17m Max x 3.02m)
Double glazed window to the rear aspect, radiator and carpeted flooring.

Bedroom Two

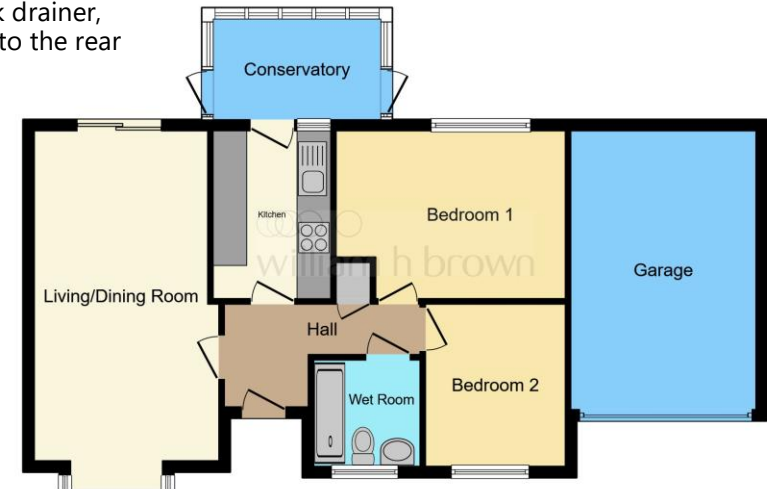
9' 6" x 8' 5" (2.90m x 2.57m)
Double glazed window to the front aspect, radiator and carpeted flooring.

Bathroom / Wet Room

Suite comprising of Shower, wash hand basin, WC, fully tiled walls, extractor fan, radiator, vinyl flooring and double glazed window to the front aspect.

Exterior

To the front of the property is a driveway for 3 x cars, lawn and a ramp. Single garage with an up and over door, power and light with door to the rear aspect. Gate to the rear garden which is a large fenced in corner plot with hedging, cherry blossom tree and garden shed.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Webbs Close, North Walsham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- NO ONWARD CHAIN
- Detached Bungalow
- Quiet Cul-De-Sac Location
- Garage and Driveway Parking
- Generous Plot

Tenure: Freehold EPC Rating: D

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM108924 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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