



Vicarage Street, North Walsham NR28 9DQ

welcome to

Vicarage Street, North Walsham

IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE

This three bedroom semi-detached house is situated in the historic centre of North Walsham and is within short walking distance of shops, amenities and public transport links.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

The property offers accommodation comprising entrance hall, kitchen/ diner, utility room and lounge on the ground floor. On the first floor you will find three bedrooms and a family bathroom. Externally, the property benefits from a courtyard garden.

This property is situated within short walking distance to North Walsham town centre! North Walsham is a thriving market town, with road and rail links to both Norwich and the picturesque North Norfolk Coastline. With the town offering a wide variety of supermarkets, independent retailers, bars, cafe's and parks, there truly is something here for everyone!

Entrance Porch

Double glazed door to the side aspect, access to the courtyard, radiator and vinyl flooring.

Lounge

13' 11" x 12' 5" (4.24m x 3.78m)

Double glazed window to the front aspect, open fireplace, large fitted shelves, radiator and carpeted flooring.

Kitchen

14' 6" x 9' 4" (4.42m x 2.84m)

Fitted kitchen with range of wall and base units and work surfaces over, eye level oven, gas hob with cooker hood above, composite sink drainer, tiled splashbacks, plumbing for dishwasher, stairs to first floor with under stairs storage, double glazed window to the rear aspect, radiator and tiled flooring.

Utility Room

Wall and base units, plumbing for washing machine, space for tumble dryer and vinyl flooring.

Landing

Access to the loft, airing cupboard with gas central heating boiler, carpeted flooring.

Bedroom One

14' 2" x 12' 5" (4.32m x 3.78m)

Double glazed windows to the front and side aspects, open fireplace, radiator and carpeted flooring.

Bedroom Two

8' 6" x 6' 6" (2.59m x 1.98m)

Double glazed windows to the rear aspect, radiator and carpeted flooring.

Bedroom Three

9' 11" x 5' 6" (3.02m x 1.68m)

Double glazed window to the front aspect, radiator and carpeted flooring.

Bathroom

Suite comprising P shaped bath with shower over, wash hand basin and WC, extractor fan, heated towel rail, double glazed window to the side aspect and vinyl flooring.

Exterior

To the rear of the property is a small, walled courtyard accessed via the front door of the property,

Agents Note

The owner has informed us that the open fireplaces in Lounge and Bedroom One are for decorative purposes only, but could be restored into functioning fireplaces by a qualified expert.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Town Centre Location

Tenure: Freehold EPC Rating: D

guide price

£140,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109280 - 0006

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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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