





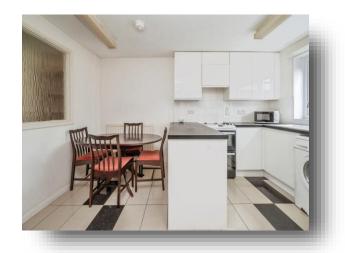




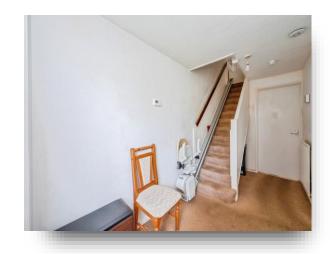
welcome to

Ormesby Road, Badersfield Norwich

This two-bedroom end terrace house with single garage en bloc, allocated parking space and enclosed rear garden would make an ideal investment purchase or first-time buyer home and is being sold with no onward chain!













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, jamsold 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.

Description

Situated on the outskirts of Badersfield village and overlooking a green area, this end terraced house with garage en bloc, off road parking and enclosed rear garden would make an ideal first time buy or investment purchase and is being sold with NO ONWARD CHAIN! The property offers accommodation comprising entrance porch, living room and kitchen/diner on the ground floor. On the first floor, you will find two good sized bedrooms, a shower room and separate W/C. Externally, the property boasts a brick storage shed, enclosed rear garden and garage en bloc with parking to the rear of the property and further on street parking available.

Entrance Porch

Door to the front aspect, double glazed window to the side aspect, radiator and carpeted flooring.

Entrance Hall

Door to the rear aspect, stairs to the first floor with stair lift fitted, radiator and carpeted flooring.

Lounge

9' 9" \times 16' 4" Max (2.97m \times 4.98m Max) Double glazed window to the front aspect, fireplace with electric fire, radiator and carpeted flooring.

Kitchen/ Diner

13' 7" x 10' 1" (4.14m x 3.07m)

Fitted kitchen with a range of wall and base units with work surfaces over, plumbing for washing machine and slimline dishwasher, space for fridge/freezer, composite sink drainer, electric oven and hob with cooker hood over, part tiled walls, tiled flooring, double glazed window to the rear aspect and a radiator.

First Floor Landing

Storage cupboard housing gas boiler, airing cupboard housing hot water tank, access to the loft space, radiator and carpeted flooring.

Bedroom One

11' 4" x 10' 4" Max (3.45m x 3.15m Max) Double glazed window to the rear aspect. fitted wardrobe, television point, radiator and carpeted flooring.

Bedroom Two

10' 2" x 10' 4" (3.10m x 3.15m)

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

Shower Room

Suite comprising shower cubicle with shower, wash hand basin with vanity unit and a double-glazed window to the rear aspect. The W/C is separate, offering a double-glazed window to the rear aspect, radiator and vinyl flooring.

Exterior

At the front of the property is an open green area with pathway leading to entrance porch. At the rear of the property is an enclosed garden with perimeter fencing, gate to rear aspect and is mainly laid to lawn. There is also a single garage en bloc with parking behind the property for one vehicle. There is also further parking available on street.





welcome to

Ormesby Road, Badersfield Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Single Garage En Bloc
- Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£150,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any lotal floor area), openings and orientation are approximate. No details are guaranteed, they cannot be resid upon the may purpose and they do not form part of any appreciant. No liability is taken for any error, omission or misstatement. A part must be replaced to the property of the propert









Please note the marker reflects the postcode not the actual property

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Property Ref: NWM109295 - 0007 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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