



Beecheno Road, Norwich, NR5 8TG

welcome to

Beecheno Road, Norwich

GUIDE PRICE £230,000-£240,000. This THREE BEDROOM SEMI-DETACHED HOUSE is situated in the sought after NR5 postcode. The property is currently let therefore available to INVESTORS ONLY. ****VIEWINGS ARE HIGHLY RECOMMENDED NOT TO MISS OUT ON THIS FANTASTIC INVESTMENT OPPORTUNITY!!!!!!****



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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Lounge

16' 10" maximum x 11' 7" maximum (5.13m maximum x 3.53m maximum)

Double glazed windows to the front and rear aspects, door the front aspect, wooden flooring and access to the kitchen with stairs to the first floor.

Kitchen

6' 11" maximum x 10' 10" maximum (2.11m maximum x 3.30m maximum)

Double glazed window to the front aspect, tiled

flooring, range of wall and base units, space for an oven, space for a chest fridge, wall mounted boiler, 1 size bowl sink/drain, tiled splashbacks and radiator.

Bathroom

Double glazed window to the rear aspect, laminate flooring, bath with shower over, W/C, wash hand basin, tiled splashbacks and radiator.

1st Floor Landing

Carpeted flooring and access to all bedrooms.

Bedroom 1

10' 6" maximum x 16' 8" maximum (3.20m maximum x 5.08m maximum)

Double glazed windows to the rear and front aspects and carpeted flooring.

Bedroom 2

9' 11" maximum x 11' 5" maximum (3.02m maximum x 3.48m maximum)

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

Bedroom 3

11' 10" x 6' 9" (3.61m x 2.06m)

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

Exterior

To the front of the property is a concrete driveway for off road parking for approximately 4-5 vehicles and to the rear is a large fully enclosed garden mainly laid to lawn with a patio area and shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- *INVESTORS ONLY!*
- Fantastic investment opportunity

Tenure: Freehold EPC Rating: C

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR136940 - 0014

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