



**Angel Road, Norwich, NR3 3HP**

**welcome to**

**Angel Road, Norwich**

**\*NO ONWARD CHAIN!!\*** A superb & outstanding TWO BEDROOM VICTORIAN TERRACE PROPERTY situated in the sought after NR3 postcode of Norwich. **\*VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS GREAT PROPERTY!\***



## 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.

## Lounge

22' 6" x 14' 4" ( 6.86m x 4.37m )

Entrance door, fitted carpeted flooring, smooth plastered ceiling, understairs storage cupboard, two radiators and uPVC windows to the front & rear aspects.

## Kitchen

6' 8" x 6' 6" ( 2.03m x 1.98m )

Fully fitted range of eye & base level kitchen units with work surfaces over, built in electric hob, electric

oven, plumbing for washing machine, space for fridge/freezer, inset stainless steel sink unit, gas fired boiler, uPVC window & door to the side aspect, tiled splashbacks and tiled flooring.

## 1st Floor Landing

### Bedroom 1

14' 4" x 10' 11" ( 4.37m x 3.33m )

Inset cast iron fireplace, smooth plastered ceiling, radiator and uPVC window to the front aspect.

### Bedroom 2

10' 9" x 10' 1" ( 3.28m x 3.07m )

uPVC window to the rear aspect (tilt & turn).

## Bathroom

Panelled bath with attached shower over, low level W/C, wash hand basin, shower board splashbacks, radiator and uPVC window to the side aspect.

## Exterior

To the front is a low maintenance gravelled garden with gated access to the front pathway. To the rear is a 45ft (STMS) low maintenance garden that is gravelled and has a timber garden shed and an outside LED light. The rear portion of the rear garden is accessed via double gates off Waterloo Road providing paved off road parking for approximately 2 vehicles.



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## Angel Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Freshly redecorated two bedroom Victorian property
- 22ft open plan lounge/dining room

Tenure: Freehold EPC Rating: C

guide price

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140013 - 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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