



Millcroft, Norwich NR3 3LS

welcome to

Millcroft, Norwich

THIS THREE BEDROOM MID-TERRACE is situated in the highly sought after NR3 postcode to the north of Norwich city centre and is being sold with the added benefit of NO ONWARD CHAIN!** Viewings are highly recommended not to miss out on this fantastic 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.

Entrance Porch

10' 5" x 6' 5" (3.17m x 1.96m)

Double glazed door to front, two double glazed window to front, boiler, tiled flooring and plumbing for washing machine.

Cloakroom

W/C, wash hand basin and tiled flooring.

Lounge/ Diner

15' 4" x 13' 10" (4.67m x 4.22m)

Double glazed French doors to garden, double glazed window to rear, carpeted floor, TV point and radiator.

Kitchen

12' x 11' 7" (3.66m x 3.53m)

Double glazed window to front, stainless steel one sized bowl, wall and base units, work surfaces, space for fridge/ freezer and tiled flooring.

First Floor Landing

Airing cupboard, carpeted floor and loft access.

Bedroom One

16' 1" x 8' 7" (4.90m x 2.62m)

Double glazed window to front, radiator and carpeted floor.

Bedroom Two

10' 9" x 8' 3" (3.28m x 2.51m)

Double glazed window to rear, radiator and carpeted floor.

Bedroom Three

10' 7" x 7' (3.23m x 2.13m)

Double glazed window to rear, storage cupboard and carpeted floor.

Bathroom

Bath with shower over, wash hand basin, W/C and vinyl flooring.

Exterior

To the front, there's a path to the front door with on-road parking.

To the rear, there's a fully enclosed rear garden mainly laid to astroturf with paving area and gate to rear.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Enclosed rear garden

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:
NOR140224 - 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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