



Stuart Road, Norwich, NR1 2BY

welcome to

Stuart Road, Norwich

A SUPERB TWO/ THREE BEDROOM EXTENDED END-TERRACE HOME situated in a tucked away and totally unique small cul de sac on the fringe of Norwich city centre. The property is being sold with the added benefit of NO ONWARD CHAIN! *Viewings are highly recommended not to miss out on this fantastic terrace!*



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 Door

Into lounge:-

Lounge

12' 6" x 10' 11" (3.81m x 3.33m)

UPVC window to front aspect and stairs to first floor.

Dining Room

12' 4" x 10' 4" (3.76m x 3.15m)

Understairs storage cupboard, radiator, strip wood floor, picture rail and UPVC window to rear aspect.

Family Room/ Bedroom Three

14' 3" x 9' 7" (4.34m x 2.92m)

Angled shaped room, access to roof space and UPVC window to front aspect.

Kitchen

11' 11" x 6' 6" (3.63m x 1.98m)

Fully fitted range of eye and base level kitchen units, deep butler sink, wooden work surfaces, built in oven, built in 5 ring hob, gas fired boiler for heating and hot water and two UPVC windows to side aspect.

Utility Area

Plumbing for washing machine and door to garden.

Conservatory

7' 11" x 8' 9" (2.41m x 2.67m)

Windows overlooking wooded area to side.

Shower Room

Inset mains fed shower, walk in shower cubicle, wash hand basin, W/C, radiator and window to side.

First Floor Landing Bedroom One

12' 3" x 10' 4" (3.73m x 3.15m)

Inset cast iron fireplace, UPVC window to rear aspect, radiator and door to ensuite:-

Ensuite

Paneled bath with shower over, wash hand basin, W/C, ladder radiator and UPVC window to side aspect.

Bedroom Two

12' 4" x 10' 5" (3.76m x 3.17m)

UPVC window to front aspect, inset cast iron fireplace and access to loft space.

Exterior

The property has an enclosed low maintenance front garden with permit on street parking to front. To the rear, the property has a low maintenance courtyard/ concrete L-shaped area enclosed by

fencing and walling.



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Stuart Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stunning Victorian two/ three bedroom terrace
- Family room/ Bedroom three

Tenure: Freehold EPC Rating: D

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140592 - 0004

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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