



Chipperfield Road, Norwich, NR7 9RR

welcome to

Chipperfield Road, Norwich

THIS EXTENDED THREE BEDROOM END TERRACE HOUSE Located within a sought after location. It offers ample living accommodation and a fully enclosed rear garden with a well sized front garden which offers the potential for off road parking. ** Please schedule your viewing by calling the office!! **



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 Hall

Carpet and stairs to first floor.

Lounge

20' 2" x 10' 7" (6.15m x 3.23m)

Windows to front & side aspect, carpeted floor gas fire with back boiler for central heating and radiator.

Dining Room

9' 4" x 13' 2" (2.84m x 4.01m)

Window to side aspect, carpeted floor, radiator and

patio doors to conservatory:-

Conservatory

13' 7" x 7' 9" (4.14m x 2.36m)

Kitchen

10' 1" x 9' 8" (3.07m x 2.95m)

Window to rear, wall & base units, work surfaces, tiled splashbacks, sink unit, plumbing for washing machine, plumbing for dish washer, space for under the counter fridge, space for free standing oven, cooker head, radiator, understairs storage cupboard and carpet tiles.

Utility Room

9' 10" x 7' 10" (3.00m x 2.39m)

Wall and base units, space for freezer, space for tumble dryer, window to front and door to rear.

First Floor Landing

Airing cupboard, loft access and carpeted floor.

Bedroom One

14' x 10' 4" (4.27m x 3.15m)

Window to front, built in cupboard, carpeted floor and radiator.

Bedroom Two

10' 7" x 10' 3" (3.23m x 3.12m)

Window to rear, carpeted floor and radiator.

Bedroom Three

10' 8" x 7' 4" (3.25m x 2.24m)

Window to front, carpeted floor, radiator and built in cupboard.

Bathroom

Bath with shower over, wash hand basin, heated towel rail, window to rear aspect and carpet tiles.

Seperate W/C

W/C, carpet tiles and window to rear.



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Chipperfield Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sought after location
- Great sized front and rear gardens

Tenure: Freehold EPC Rating: D

guide price

£175,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR140706](https://www.williamhbrown.co.uk/Property/NOR140706)



Property Ref:
NOR140706 - 0005

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.

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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