



Wood Green, Salhouse, Norwich, NR13 6NS

welcome to

Wood Green, Salhouse Norwich

THIS THREE BEDROOM DETACHED FAMILY HOME is situated in the highly sought after area of Salhouse occupying a generous plot with ample off-road parking. It is being sold with the added benefit of NO ONWARD CHAIN!!! *** To schedule a viewing, please contact us at your earliest convenience!!!!!! ***



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

Door to front and window to front.

Entrance Hall

Carpeted floor, radiator and stairs to first floor.

Cloakroom

W/C, wash hand basin, shower cubicle, heated towel rail and tiled flooring.

Lounge

18' 3" x 16' 11" (5.56m x 5.16m)

Window to front, carpeted floor, understairs storage cupboard and arch to:-

Dining Room

15' 9" x 10' 2" (4.80m x 3.10m)

Window to rear, carpeted flooring, radiator and French doors to rear.

Kitchen

11' 10" x 9' 10" (3.61m x 3.00m)

Wall and base units, gas hob, electric oven, cooker head, one and a half sized bowl, central heating boiler, serving hatch, breakfast bar, vinyl flooring, window to rear and door to conservatory:-

Conservatory/ Utility

10' 3" x 10' 4" (3.12m x 3.15m)

Plumbing for dish washer, sink, tiled flooring, window to side and door to rear.

First Floor Landing

Bedroom One

18' 2" x 9' 2" (5.54m x 2.79m)

Window to front, window to rear, radiator and carpeted floor.

Bedroom Two

10' 11" x 7' 7" (3.33m x 2.31m)

Window to rear, radiator and carpeted floor.

Bedroom Three

10' 11" x 9' 10" (3.33m x 3.00m)

Carpeted floor, radiator, built in wardrobe and window to rear.

Bathroom

Bath, wash hand basin, W/C, heated towel rail and laminate flooring.

Garage

Up and over door, power, electric, light and door to side.

Exterior

Outside, there is a dropped kerb providing access to the driveway and garage to the front.

The the rear, there is a fully enclosed garden, mainly laid to lawn with patio area and timber shed.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details



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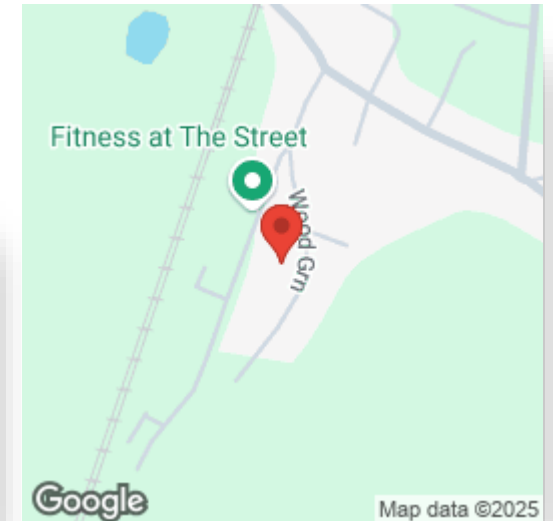
Wood Green, Salhouse Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sought after village of Salhouse
- Occupying a generous plot

Tenure: Freehold EPC Rating: D

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR137505 - 0007

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