



**Blithewood Gardens, Norwich NR7 8PS**

**welcome to**

**Blithewood Gardens, Norwich**

**\*\*CHAIN FREE\*\***To be sold via modern method of auction (terms and conditions apply)\*\* This EXTENDED 3 bedroom semi detached bungalow occupying an enviable position within a sought after location of Sprowston would benefit from updating through out.



## 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

Carpeted flooring, radiator and cupboard.

## Lounge

12' 9" x 17' 7" maximum ( 3.89m x 5.36m maximum )

Double glazed window to the rear aspect, radiator, carpeted flooring and arch to the kitchen.

## Kitchen

8' 1" x 14' 3" ( 2.46m x 4.34m )

Wall & base units with work surfaces over, stainless

steel 1 size bowl sink, radiator, carpeted flooring, double glazed window to the rear aspect and double glazed door to the side aspect.

## Bedroom 1

12' 1" x 12' 1" ( 3.68m x 3.68m )

Window to the front aspect, carpeted flooring and radiator.

## Bedroom 2

7' 5" x 9' 9" ( 2.26m x 2.97m )

Double glazed window to the front aspect, carpeted flooring and radiator.

## Bedroom 3

10' 8" x 7' 8" ( 3.25m x 2.34m )

Double glazed window to the side aspect, carpeted flooring and radiator,

## Bathroom

Double glazed window to the side aspect, bath, part tiled walls, carpeted flooring, radiator, W/C and wash hand basin.

## Exterior

To the front of the property is a dropped kerb giving access to ample off road parking leading to a single garage with double doors.

To the rear of the property is a fully enclosed garden mainly laid to lawn with established borders.



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## Blithewood Gardens, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE!
- Ample off road parking

Tenure: Freehold EPC Rating: Awaited

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140910 - 0003

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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.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)