



Tuckwood Lane, Norwich, NR4 6BD

welcome to

Tuckswood Lane, Norwich

* FOR SALE BY AUCTION! * THIS THREE BEDROOM SEMI-DETACHED HOUSE is situated in the popular NR4 postcode just to the south of Norwich city centre. The property is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are highly recommended to appreciate this property full of potential! **



Entrance Hall

Door to front and laminate floor.

Lounge

19' x 10' 4" (5.79m x 3.15m)

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

Dining Room

10' 10" x 10' 5" (3.30m x 3.17m)

Double glazed window to rear, wooden flooring and radiator.

Kitchen

8' 4" x 8' 2" (2.54m x 2.49m)

Double glazed window to the front, double glazed door to rear, electric oven, electric hob, wall base units, work surfaces, extractor fan, space for washing machine, space for fridge/ freezer and vinyl flooring.

First Floor Landing

W/ C

W/C, double glazed window to side and vinyl flooring.

Bathroom

Double glazed window to rear, vinyl flooring, radiator, wash hand basin and bath with shower over.

Bedroom One

10' 8" x 10' 2" (3.25m x 3.10m)

Double glazed window to front, carpeted floor, radiator and storage.

Bedroom Two

13' 6" x 8' 1" (4.11m x 2.46m)

Double glazed window to front, carpeted floor, radiator and storage cupboard.

Bedroom Three

10' 3" x 9' 6" (3.12m x 2.90m)

Double glazed window to rear, radiator and airing cupboard housing the boiler.

Exterior

To the front, there is a shingled drive for off-road parking for approximately three vehicles.

To the rear, there is a fully enclosed rear garden mainly paved with lawned area and greenhouse.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time-frames involved'

Agents Note 2

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

Agents Note 3

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of

viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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welcome to

Tuckswood Lane, Norwich

- * FOR SALE BY AUCTION! *
- NO ONWARD CHAIN
- Three double bedrooms
- Enclosed rear garden
- Off-road parking for approximately three vehicles

Tenure: Freehold EPC Rating: D

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR140561 - 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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