









# welcome to

# **Garrick Green, Norwich**

FOR SALE BY AUCTION!! THIS FOUR BEDROOM DETACHED HOUSE is situated in the popular NR6 postcode, to the north of Norwich city centre. The property would make a fantastic family home or investment purchase and is sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended!! \*\*













#### **Entrance Hall**

Double glazed door to front, radiator and carpeted floor.

## Cloakroom/ Utility

Wash hand basin, wc, shaving point, double glazed window to front, plumbing for washing machine & tumbledryer and boiler.

#### Lounge

20' 6" x 12' 6" ( 6.25m x 3.81m )

Double glazed window to front, carpeted floor, TV point, phone point and sliding patio doors.

## **Dining Room**

12' 6" x 9' 6" ( 3.81m x 2.90m )

Two double glazed windows to rear, carpeted floor and radiator.

#### **Kitchen**

12' 7" x 9' 10" ( 3.84m x 3.00m )

Double glazed window to side, double glazed door to side, tiled flooring, wall base units, work surfaces, space for washing machine, space for fridge/ freezer, radiator, electric oven and electric hob.

### Conservatory

12' 6" x 12' 3" ( 3.81m x 3.73m )

Double glazed French doors to garden and carpeted floor.

## **First Floor Landing**

Airing cupboard, carpeted floor and radiator.

## **Bedroom One**

12' 6" x 12' 1" ( 3.81m x 3.68m )

Double glazed window to front, carpeted floor and radiator.

## **Bedroom Two**

11' 11" x 9' 10" ( 3.63m x 3.00m )

Double glazed window to rear, carpeted floor and radiator.

## **Bedroom Three**

12' 7" x 8' 3" ( 3.84m x 2.51m )

Double glazed window to rear, carpeted floor and radiator.

#### **Bedroom Four**

12' 7" x 6' 6" ( 3.84m x 1.98m )

Double glazed window to front, carpeted floor and radiator.

#### **Bathroom**

Bath, wash hand basin, wc, radiator, carpeted floor and double glazed window to rear.

#### **Exterior**

To the front, there is a path to the front door with lawned area and garage & off-road parking for approximately two vehicles.

To the rear, there is a fully enclosed, well landscaped garden mainly laid to lawn with paving area, door into garage, shed and gate to front.

### **Agents Note**

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 2**

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.

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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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- FOR SALE BY AUCTION!
- NO ONWARD CHAIN
- Garage & off-road parking
- Enclosed rear garden
- Perfect family home or investment

Tenure: Freehold EPC Rating: D

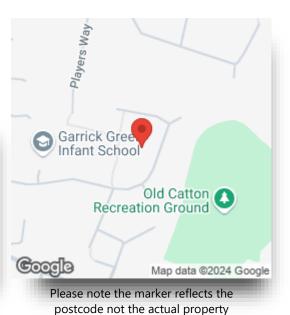
guide price

£280,000









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Property Ref: NOR138635 - 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.



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