



Garrick Green, Norwich NR6 7AN

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 & tumble dryer 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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Garrick Green, Norwich

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR138635 - 0005

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