



The Common, Freethorpe, Norwich, NR13 3LX

welcome to

The Common, Freethorpe Norwich

A DELIGHTFUL 1936 BUILT THREE BEDROOM TOWNHOUSE occupying a good sized plot in an impressive non-estate location backing onto open fields. It is in need of improvements but it would make an ideal home for a variety of purchasers and is being sold with the added benefit of NO ONWARD CHAIN!



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 Hall

Stairs to first floor, electric heater and understairs storage cupboard.

Lounge

13' 9" x 11' 8" (4.19m x 3.56m)

Inset open fireplace with tiled hearth & tiled surround, exposed wood floor, dado rail and window to front aspect.

Open Plan Kitchen/ Dining Room

29' max. x 13' 5" (8.84m max. x 4.09m)

Fully fitted comprehensive range of eye & base level kitchen units, built in electric hob, built in double

oven, inset one & a half bowl stainless steel sink unit, inset cast iron fireplace, electric heater, smooth ceiling, window to rear aspect and door to garden.

Bathroom

Paneled bath, wash hand basin, wc and window to side aspect.

Bedroom One

16' 3" x 10' 2" (4.95m x 3.10m)

Inset cast iron fireplace, window to front aspect, fitted wardrobe and door to ensuite:-

Ensuite

Walk in corner shower cubicle with mains fed shower, vanity unit wash hand basin, LED lighting and tiled splashbacks.

Bedroom Two

11' 1" x 9' 11" (3.38m x 3.02m)

Inset cast iron fireplace, electric heater and window to rear aspect.

Bedroom Three

9' 2" x 7' 10" (2.79m x 2.39m)

Window to rear aspect and electric heater.

Exterior

To the side of the property, there is a car port and driveway for numerous vehicles, this leads in turn to a timber workshop/ store.

To the rear, there is a low maintenance garden with shrub beds & borders, enclosed by fencing, backing & overlooking fields.



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The Common, Freethorpe Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stunning semi-rural village location
- Beautiful local walks

Tenure: Freehold EPC Rating: E

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141485 - 0004

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