



Magdalen Road, Norwich, NR3 4BA

welcome to

Magdalen Road, Norwich

****RENOVATION OPPORTUNITY**** TWO BEDROOM VICTORIAN MID-TERRACE PROPERTY that would make a fantastic first time buy or buy to let investment 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 Door Lounge

11' 11" x 10' 10" (3.63m x 3.30m)
Window to front aspect.

Dining Room

11' x 11' 11" (3.35m x 3.63m)
Window to rear aspect and understairs storage cupboard.

Kitchen

8' x 5' 2" (2.44m x 1.57m)
Inset stainless steel sink unit, space for cooker, space for fridge and window to side aspect.

First Floor Landing

Bedroom One

12' x 11' (3.66m x 3.35m)
Window to front aspect and built in storage cupboard.

Bedroom Two

11' 11" x 11' 1" (3.63m x 3.38m)
Window to rear aspect and door to ensuite:-

Ensuite

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

Exterior

There is a covered porch to the rear of the property with bisected alley and garden beyond, in need of some work.



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Magdalen Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom Victorian terrace house
- Sought after NR3 postcode

Tenure: Freehold EPC Rating: E

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR142174 - 0004

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