



**Churchill Road, Norwich, NR3 4PX**

**welcome to**

**Churchill Road, Norwich**

A CHARMING TWO BEDROOM VICTORIAN MID-TERRACE PROPERTY situated on a sought after strip which lies just off Magdalen Road. The property is in need of some improvement and is being sold with the added benefit of NO ONWARD CHAIN!! \*\* Viewings are highly recommende to fully appreciate this property!! \*\*



## **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 Porch**

Door into lounge:-

### **Lounge**

12' 10" x 11' 2" ( 3.91m x 3.40m )

Window to front aspect and feature fireplace.

### **Dining Room**

13' 6" x 11' 4" ( 4.11m x 3.45m )

Feature fireplace, stairs to first floor and window to rear aspect.

### **Kitchen**

8' 6" x 6' 5" ( 2.59m x 1.96m )

Range of eye & base level kitchen units, space for cooker, space for fridge/ freezer and door to garden.

### **Cloakroom**

Wash hand basin and wc.

### **First Floor Landing Bedroom One**

12' 9" x 11' 6" ( 3.89m x 3.51m )

Window to front aspect.

### **Bedroom Two**

13' 2" x 11' 9" ( 4.01m x 3.58m )

Window to rear aspect, radiator and door to bathroom:-

### **Bathroom**

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

### **Exterior**

To the front, there is a small garden and on street permit parking.

To the rear, there is a mainly paved part enclosed garden.



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## Churchill Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom Victorian terrace property
- Twin reception rooms

Tenure: Freehold EPC Rating: C

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR142270 - 0002

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william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)