



**Thorpe Road, Norwich, NR1 1BA**



**welcome to**

## **Thorpe Road, Norwich**

**\*\*NO ONWARD CHAIN\*\*** William H Brown presents this three bedroom Victorian townhouse in heart of Norwich. Spanning four floors, it boasts three large double bedrooms & a 30ft kitchen/diner ideal for entertaining, with easy garden access and walking distance to city centre and train station.



### 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

Door to front, carpeted flooring and radiator.

### Lounge

10' 11" x 12' 4" ( 3.33m x 3.76m )

Double glazed window to rear aspect, carpeted flooring, spot lights.

### Dining Room

21' 8" x 12' 6" ( 6.60m x 3.81m )

Wooden flooring, spot lights and radiator.

### Reception Room

9' x 15' 8" ( 2.74m x 4.78m )

Double glazed bay window to front aspect, carpeted flooring and two radiators.

### Kitchen

10' 2" x 11' 1" ( 3.10m x 3.38m )

Double glazed window to rear aspect, gas hob & oven, ample wall and base units, fridge/freezer, dishwasher, extractor fan and wooden flooring.

### Utility

2' 7" x 6' 10" ( 0.79m x 2.08m )

Double glazed window to side aspect, boiler and washing machine.

### First Floor Landing

carpeted flooring and radiator.

### Bedroom One

15' 8" x 12' 10" ( 4.78m x 3.91m )

Double glazed bay window to front aspect, carpeted flooring and three radiators.

### Bedroom Two

11' 2" x 12' 4" ( 3.40m x 3.76m )

Double glazed window to rear aspect, wooden flooring, spot lights and radiator.

### Bedroom Three

11' 2" x 12' 4" ( 3.40m x 3.76m )

Double glazed window to rear aspect, wooden flooring, spot lights and radiator.

### Top Floor Room

5' 11" x 8' 7" ( 1.80m x 2.62m )



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## Thorpe Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Great access to train station
- Surrounded by local amenities

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: C

guide price

**£375,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR132368 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01603 760044**



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



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**