



Bishops Close, Norwich, NR7 0EH

welcome to

Bishops Close, Norwich

****CHAIN FREE**** A four bedroom detached family home occupying a generous plot, backing onto woodland. Internally the property offers a hall entrance, two reception rooms, kitchen and utility room to the ground floor with four double bedrooms (ensuite to master) and family bathroom.



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

Double glazed window to front aspect, double glazed door to front, cupboard, laminate flooring.

Separate Toilet

Wash hand basin, wc, laminate flooring.

Lounge

23' 2" x 11' 10" (7.06m x 3.61m)

Double glazed window to front and rear aspect, wall lights, fireplace, radiator, carpeted flooring.

Dining Room

11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window to front aspect, laminate flooring, radiator, door to kitchen.

Kitchen

8' 11" x 19' 7" (2.72m x 5.97m)

Fitted wall and base units with work surface, 1.5 bowl stainless steel sink, tiled splashback, space for a freestanding cooker, radiator, double glazed window to side and rear aspect, vinyl flooring, door to utility room.

Utility Room

6' 9" x 8' 6" (2.06m x 2.59m)

Double glazed window to rear aspect, double glazed door to side, stainless steel sink, wall and base units with work surface, central heating boiler.

Landing

Loft hatch, carpeted flooring.

Bedroom One

11' 6" x 13' 6" (3.51m x 4.11m)

Double glazed window to rear aspect, fitted wardrobe, radiator, carpeted flooring, door to ensuite.

Ensuite

Double glazed window to front aspect, wc, wash hand basin on vanity unit, shower cubicle, bath, fully tiled, tiled flooring.

Bedroom Two

13' 5" x 11' 5" (4.09m x 3.48m)

Double glazed window to front aspect, fitted wardrobe, carpeted flooring.

Bedroom Three

11' 11" x 9' 3" max (3.63m x 2.82m max)

Double glazed window to front aspect, radiator, carpeted flooring.

Bedroom Four

8' 9" x 9' 4" (2.67m x 2.84m)

Double glazed window to rear aspect, fitted wardrobe, radiator, carpeted flooring.

Bathroom

Bath/shower, wc, wash hand basin, double glazed window to rear aspect, laminate flooring.

Rear Garden

Fully enclosed rear garden with gated access from driveway. Mainly laid to lawn, backing onto woodland.

Garage

16' 7" x 16' 11" (5.05m x 5.16m)



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welcome to

Bishops Close, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****CHAIN FREE****
- Ample off road parking and a double garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR142879 - 0003

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