



Proctor Road, Norwich, NR6 7PH

welcome to

Proctor Road, Norwich

Available via AUCTION. This TWO-BEDROOM DETACHED BUNGALOW is ideally situated in the highly sought-after Sprowston area.

Reputable schools, convenient amenities, and robust transport links just moments away.

Perfect for Home movers and those looking to downsize.



Entrance Hall

Entrance opens to reveal two integrated storage cupboards. Loft access is provided by a fitted pull-down ladder, and an airing cupboard neatly conceals the gas central heating boiler.

Lounge

17' 11" Max x 12' 9" Max (5.46m Max x 3.89m Max)
UPVC double glazed front aspect window, radiator, TV point, feature electric fire with surround and hearth. Carpet.

Dining Room

12' 9" Max x 7' 10" Max (3.89m Max x 2.39m Max)
Radiator, Rear aspect UPVC double glazed patio doors to the conservatory, Carpet.

Conservatory

12' 11" Max x 7' 10" Max (3.94m Max x 2.39m Max)
Double glazed windows to side and rear aspect. Double glazed patio doors to rear aspect. Radiator, tiled flooring.

Kitchen

10' 10" Max x 8' 7" Max (3.30m Max x 2.62m Max)
A range of base, wall, and drawer units. It includes a 1½ bowl sink, generous work surfaces, and tiling, along with a built-in electric oven, an electric hob with an overhead extractor hood, plumbing for a washing machine, a radiator, and double-glazed window to side aspect. Flooring is vinyl.

Bedroom One

12' 4" Max x 8' 10" Max (3.76m Max x 2.69m Max)
Double glazed window to rear aspect and radiator, carpet.

Bedroom Two

10' 5" Max x 8' 11" Max (3.17m Max x 2.72m Max)
Double glazed window to front aspect, Radiator, Carpet.

Wet Room

Fitted with a three piece suite comprising of wash basin, W/C, wall mounted electric shower, fully tiled

walls, radiator and two double glazed windows to side aspect.

Outside

The property features a small front garden and a side driveway offering off-road parking. To the rear, a private, fenced garden includes a lawn, established shrub and flower borders, a patio, and a convenient side access gate.

Garage

Electric up and over front door, power, light and door to the conservatory

Agents Note

Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of

instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Agents Note

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



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welcome to

Proctor Road, Norwich

- No Onward Chain
- Detached Bungalow
- Two Bedrooms
- Two large Reception Rooms
- Garage & Driveway

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

guide price

£210,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

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NOR143469 - 0003

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