



Hooker Road, Norwich, NR7 9UL

welcome to

Hooker Road, Norwich

A bright and well-presented 2-bedroom ground floor apartment in the popular NR7 location, close to local shops, bus routes and amenities. Recently improved with a new bathroom, modern décor, good sized rooms and council managed lease. CHAIN FREE and ideal for first time buyers or investors.



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.

Lounge

20' 1" x 10' 4" (6.12m x 3.15m)
Double glazed window to front and rear aspect, electric fireplace, radiator, laminate flooring.

Kitchen

16' 6" x 6' 4" (5.03m x 1.93m)
Double glazed window to front aspect, wall and base units with work surface, 1.5 bowl stainless steel sink, washing machine plumbing, gas hob, double electric oven, tiled flooring, cupboard with central heating boiler.

Bedroom One

10' 2" x 14' 10" (3.10m x 4.52m)
Double glazed window to front aspect, radiator, carpeted flooring.

Bedroom Two

8' 9" x 8' 3" (2.67m x 2.51m)
Double glazed window to rear aspect, radiator, carpeted flooring.

Bathroom

bath with shower overhead, wc, wash hand basin, heated towel rail, double glazed window to rear aspect.



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



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****CHAIN FREE****
- Offered via Modern Method Of Auction

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 330.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143461 - 0003

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