



Beaufort Close, Norwich, NR6 6GA

welcome to

Beaufort Close, Norwich

William H. Brown are excited to market this four-bedroom link-detached property in the desirable Old Catton location represents a compelling investment opportunity. The home features four well-proportioned bedrooms, including two doubles and a master with an en-suite.



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

Kitchen

12' 7" x 8' 3" (3.84m x 2.51m)

Window to front aspect, wall and base units with work surface, space for washing machine and dish washer, cooker and hob, central heating boiler, laminate flooring, space for fridge freezer.

Separate Toilet

Window to side aspect, wc, wash hand basin, vinyl flooring.

Lounge

15' 1" x 14' 11" (4.60m x 4.55m)

Window to rear aspect, french doors to rear, laminate flooring, space for dining area, radiator.

Landing

Bedroom One

10' 10" x 8' 9" (3.30m x 2.67m)

Window to front aspect, radiator, carpeted flooring, cupboards, access to ensuite.

Ensuite

Shower, wc, wash hand basin, window to side aspect.

Bedroom Two

14' 8" x 9' 7" (4.47m x 2.92m)

Window to front and rear aspect, carpeted flooring, radiator, built in wardrobe.

Bedroom Three

10' 10" x 8' 4" (3.30m x 2.54m)

Window to rear aspect, carpeted flooring, radiator, built in wardrobe.

Bedroom Four

7' 9" x 6' (2.36m x 1.83m)

Window to front aspect, carpeted flooring, radiator.

Bathroom

Window to rear aspect, vinyl flooring, wc, wash hand basin, bath tub.

Garage

14' 5" x 9' 7" (4.39m x 2.92m)



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sold Via Modern Method Of Sale
- Garage and Driveway for parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£230,000

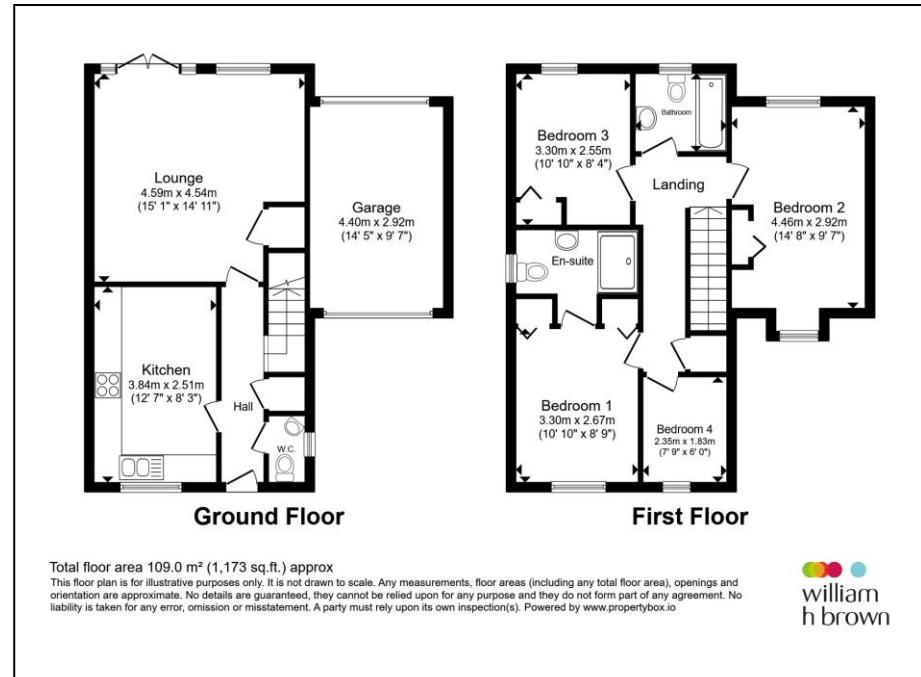


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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
NOR143428 - 0002



Please note the marker reflects the postcode not the actual property



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk