



Lucerne Brumstead Road, Stalham Norwich NR12 9BJ

welcome to

Lucerne Brumstead Road, Stalham Norwich

2 bedroom detached bungalow in Stalham. Comprising of 2 bedrooms, a living room, kitchen, conservatory, bathroom, garage, and driveway, front and rear garden. Call us today for your viewing.



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 £300 inc VAT towards the preparation cost of the pack.

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 Porch

The Porch has a front door to the bungalow and a secondary door to the property. There is tiled flooring and wall lighting,

Entrance Hall

The hallway has tiled flooring, fitted storage cupboard, a radiator, ceiling light and doors to the rest of the bungalow.

Living Room

18' 2" x 12' 11" (5.54m x 3.94m)

The living room has carpeted flooring, a radiator, ceiling light, tv point and a door to the conservatory.

Kitchen

12' 5" Max x 9' 11" Max (3.78m Max x 3.02m Max)

The kitchen comprises of matching base and wall units with worktop over. There is a sink and drainer, integral electric oven and hob, tiled splashback and tiled flooring along with space and plumbing for a washing machine, under the counter fridge and freezer. There is a door to the garden and ceiling lights.

Conservatory

13' 6" x 7' 10" (4.11m x 2.39m)

The conservatory has doors and a window to the rear, laminate flooring and a radiator.

Bedroom One

13' 11" Min x 9' 4" Min (4.24m Min x 2.84m Min)

The main bedroom has carpeted flooring, a window, a radiator and a ceiling light, There are built in wardrobes which the measurements go up to,

Bedroom Two

11' 7" Min x 9' 11" Min (3.53m Min x 3.02m Min)

The second bedroom has carpeted flooring, a radiator, a window, a ceiling light and the loft access. There are built in wardrobes which we have measured up to.

Bathroom

The main bathroom has tiled flooring, a sink, toilet and bath. There is a window, a ceiling light and a radiator.

Exterior

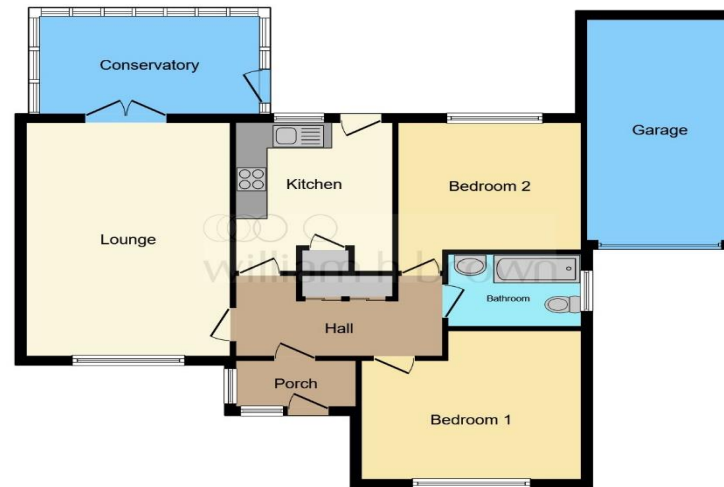
To the front, there is a gravel driveway and areas laid to lawn. There is access to the garden via both sides of the property.

To the rear, there is a patio area and fencing.

Garage

19' 5" Max x 11' 8" Max (5.92m Max x 3.56m Max)

The garage has ceiling lighting, sockets, a garage door and door to the rear along with a toilet and window.



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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Lucerne Brumstead Road, Stalham Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Modern Method Of Sale
- Walking Distance To The Town

Tenure: Freehold EPC Rating: E

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS107981 - 0002

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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.



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



williamhbrown.co.uk