



**Calthorpe Close, Stalham Norwich NR12 9EE**

**welcome to**

**Calthorpe Close, Stalham Norwich**

OPPORTUNITY TO MAKE YOUR OWN - Semi-detached house with easy access to Stalham town centre. 4 Bedrooms, conservatory. Garage and gardens. Call the Team to book your tour!



## 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 Hall

The entrance hall has laminate flooring, a door to the front and a cloakroom.

## Cloakroom

The cloakroom has laminate flooring, a sink and toilet, ceiling light and a window.

## Dining Room

10' 8" Max x 8' 11" Max ( 3.25m Max x 2.72m Max )  
The dining room has carpeted flooring, a radiator

and a ceiling light.

## Living Room

18' 3" Max x 10' 11" Max ( 5.56m Max x 3.33m Max )  
The living room has carpeted flooring, ceiling lights, an under the stairs storage cupboard and a fireplace.

## Kitchen

11' 3" Max x 7' 11" Max ( 3.43m Max x 2.41m Max )  
The kitchen comprises of matching base and wall units with worktop over. There is a sink and drainer, a window, space for a washing machine and an electric oven as well as an under the stairs storage cupboard and ceiling light.

## Conservatory

9' 11" x 4' 11" ( 3.02m x 1.50m )  
The conservatory has carpeted flooring, a ceiling light, a radiator and double doors to the rear.

## First Floor

The first floor has carpeted flooring, a storage cupboard, ceiling light and doors to the bedrooms.

## Bedroom One

11' Max x 10' 10" Max ( 3.35m Max x 3.30m Max )  
The main bedroom has carpeted flooring, a radiator, a window with field views, ceiling light and a tv point.

## Bedroom Two

8' 1" x 8' 7" ( 2.46m x 2.62m )  
The second bedroom has carpeted flooring, a window and ceiling light.

## Bedroom Three

11' x 7' 1" ( 3.35m x 2.16m )  
The third bedroom has carpeted flooring, a ceiling light, a radiator, a window and a tv point.

## Bedroom Four

9' 3" Max x 8' 2" Max ( 2.82m Max x 2.49m Max )  
The fourth bedroom has carpeted flooring, a window, ceiling light and a radiator.

## Family Bathroom

The bathroom has vinyl flooring, a bath, electric shower over the top, a toilet, sink, a radiator and window.

## Exterior

To the front, there is a driveway leading to the garage and an area laid to lawn. There is side access into the garden from the front.

To the rear, there is a patio area, an area laid to lawn, fencing around and a shed.

## Garage

### \* Agents Note

The sale of this property is subject to grant of probate . Please seek an update from the branch with regards to the potential timeframes involved



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](http://www.focalagent.com)



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welcome to

## Calthorpe Close, Stalham Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four bedrooms
- Great potential to make your own

Tenure: Freehold EPC Rating: Awaiting

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWS107995 - 0002

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