



**School Road, Lessingham Norwich NR12 0DJ**

**welcome to**

**School Road, Lessingham Norwich**

This excellent End Terrace Cottage, offering an entrance hall, living room, kitchen, bathroom, 2 bedrooms, garden and parking. Viewing is essential! The property is located within easy reach of two local pubs, farm shop and the beaches at Sea Palling and Cart Gap.



## Description

William H Brown Stalham are excited to present this excellent two-bedroom end of terrace cottage, in the wonderful village of Lessingham. Aside from its prime location and proximity to amenities, this property offers two good sized bedrooms, a cosy living room featuring an original fireplace, a kitchen and breakfast bar, a tidy courtyard garden and parking. The property is located within easy reach of two local pubs, farm shop and the beaches at Sea Palling and Cart Gap. The property is being offered end of chain and is expected to be very popular so give us a call to arrange 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.



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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

Double glazed front door and laminate flooring leading to the living room.

## Living Room

18' 10" max x 15' 1" max ( 5.74m max x 4.60m max )  
Open plan from entrance hall, double glazed front window, brick surround and wood burner, radiator, and laminate flooring throughout

## Kitchen

Irregular Shaped Room 10' 2" max x 7' 10" max ( 3.10m max x 2.39m)  
Double glazed rear window, matching base and wall units with worktop, integral electric oven, and hob, plumbing for washing machine and dishwasher, sink and drainer, tile slate flooring with door leading to bathroom. Please note this an irregular shaped room and measurements are maximums.

## Hallway Cupboard

Under stairs storage with shelving all round

## Bedroom 1

16' 1" x 9' 6" ( 4.90m x 2.90m )  
Double glazed front window fitted cupboards and integral wardrobes, radiator, exposed ceiling beams and original floorboards. There are sloped ceilings in this room.

## Bedroom 2

10' 4" x 6' 9" ( 3.15m x 2.06m )  
Double glazed front window, exposed ceiling beams, radiator, loft access and original floorboards. Please note there is a sloped ceiling in this room.

## Bathroom

Double glazed rear window, bath with shower overhead, sink, toilet, tiled walls, tile slate flooring and plug in radiator.

## Outside

the garden has a patio area and with bark around the planting beds.



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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## School Road, Lessingham Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bedrooms
- Parking

Tenure: Freehold EPC Rating: G

guide price

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWS107986 - 0012

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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.



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