



**Redwing Bush Drive, Eccles-On-Sea Norwich NR12 0SF**

**welcome to**

**Redwing Bush Drive, Eccles-On-Sea Norwich**

WALK TO THE SANDY BEACH - Ready to view, this COASTAL Bungalow comprises 3 bedrooms, a living room, kitchen and an excellent garden space. 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.

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

The entrance to this property leads you into the kitchen

## Kitchen

10' 2" max x 7' 2" max ( 3.10m max x 2.18m max )  
The kitchen comprises base and wall units with a worktop over. There is a sink and drainer along with a window to the rear, space for a tall standing fridge freezer, space for a free standing electric oven, vinyl flooring and a ceiling light.

## Living Room

17' 2" max x 10' 2" max ( 5.23m max x 3.10m max )  
The living room has vinyl flooring, a window to the front, a ceiling light, a tv point and space for a dining table.

## Bedroom 1

14' 4" max x 10' 2" max ( 4.37m max x 3.10m max )  
The main bedroom has a window to the front, vinyl flooring, a ceiling light, storage cupboards and a shower cubicle and a sink.

## Bedroom 2

11' 3" x 10' 2" ( 3.43m x 3.10m )  
The second bedroom has laminate flooring, a ceiling light, fitted wardrobes, window and a sink.

## Bedroom 3

10' 2" x 6' 11" ( 3.10m x 2.11m )  
The third bedroom has a window, carpeted flooring, a ceiling light and loft access.

## Hallway

There are two storage cupboards, a cupboard with the fuse board in and a room with a toilet in.

## W.C

There is a toilet, window and a ceiling light.

## Exterior

There is an excellent wrap around garden laid to lawn with patio slabs making a driveway.



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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## Redwing Bush Drive, Eccles-On-Sea Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Walk to the sandy beach!
- Great wrap-around garden

Tenure: Freehold EPC Rating: G

guide price

**£120,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWS108047 - 0008

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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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