

Little Manor House Heath Road, Hempstead Norwich NR12 0SH



welcome to

Little Manor House Heath Road, Hempstead Norwich

>>>Traditional Auction 11th March 2025 <<< FANTASTIC GRADE II LISTED HOME IN HEMPSTEAD* 3 bedrooms, 3 reception rooms, bathroom, large kitchen, fantastic exterior with double garages, out buildings and fields! Viewing is a must to appreciate this property!













Exterior

The property is really well situated and has a driveway, double garages, outbuildings and wooden stables with fields to the rear. There is an incredible amount of potential with this property.

Kitchen And Dining Area

8' 8" Max x 3' Max (2.64m Max x 0.91m Max)

The kitchen is an excellent size with a door to the front, windows. ceiling spotlights, base and wall units with work top over, a sink and drainer, electric oven and hob, radiator and access to the porch and rest of the property.

Hallway To Reception Rooms Wooden flooring, stairs to the attic room and doors to reception rooms.

Reception Room One

13' 4" x 14' 10" (4.06m x 4.52m) This first reception room has wooden flooring, radiator, windows, wooden beams, wood burner and brick surround.

Reception Room Two

11' 1" x 15' 9" (3.38m x 4.80m) This second reception room has wooden flooring, a door to the exterior, an old brick fireplace surround, window and wall lights.

Reception Room Three

14' 10" x 15' 9" (4.52m x 4.80m) This third reception room has radiators, windows, wall lights and wooden beams.

Hallway To Bedrooms

There is carpeted flooring, radiator, wall lights and doors to the bedrooms.

Bedroom One

15' 7" x 9' 8" (4.75m x 2.95m) There is a radiator, wall lights and a doorway to the porch. The porch has doors to the exterior.

Bedroom Two

12' 4" x 6' 8" (3.76m x 2.03m) The second bedroom has carpeted flooring, fitted wardrobes, wall lights, a radiator, ceiling light, window and a tv point.

Bedroom Three

12' 4" x 6' 8" (3.76m x 2.03m) The third room has carpeted flooring, a ceiling light, window and loft access.

Bathroom

The bathroom has a sink, toilet, bath with shower over. There is a radiator, window and ceiling light.

Agents Note

Please be aware, the floorboards are exposed in the hallway between the main bedroom and the bathroom. Please take extra care when viewing and please stay with your viewing representative whilst attending this property.

Agents Note 2

Please be aware we have very limited information on this property and its prior history. Any information we hold is contained within the legal pack which has been created and can be downloaded free of charge.

Auction Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

Auction Notice

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Auction Notice

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY



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WARRANTY WHATEVER N RELATION TO THIS PROPERTY.

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Little Manor House Heath Road, **Hempstead Norwich**

- Grade II Listed Property ٠
- Traditional Auction * 11th March 2025*
- 2.12 Acre Plot STMS
- Fantastic Project in Sought After Location
- No Chain

Tenure: Freehold EPC Rating: Exempt

quide price £270,000



es only. It is not drawn to scale. Any measurements, more any and they do not form part of any a his floor plan is for illustrative i



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Property Ref: NWS107430 - 0005 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.

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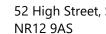
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postcode not the actual property

