



Little Manor House Heath Road, Hempstead Norwich NR12 0SH

welcome to

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>>>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

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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.

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Auction Notice

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Auction Notice

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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 LIABILITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



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welcome to

Little Manor House Heath Road, Hempstead Norwich

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

Tenure: Freehold EPC Rating: Exempt

guide price

£270,000



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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