

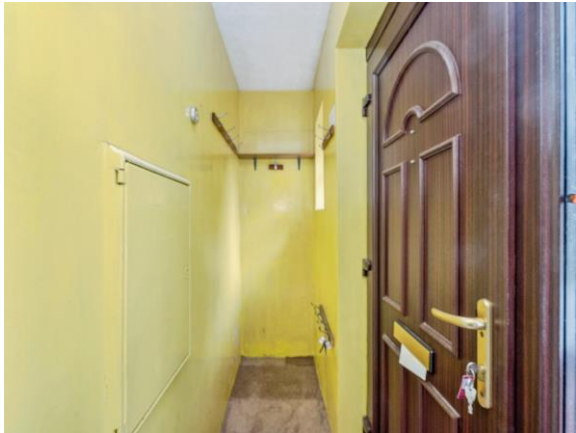


Millside, Stalham Norwich NR12 9PB

welcome to

Millside, Stalham Norwich

This three bedroom semi-detached house with garage, driveway parking and low maintenance rear garden is situated within walking distance of Stalham town centre and is being sold with NO ONWARD CHAIN!



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Situated within walking distance of Stalham town centre, local amenities, shops and schools, this semi-detached house with garage and driveway parking would make an ideal family home and is being sold with NO ONWARD CHAIN! The property offers accommodation comprising entrance porch leading into entrance hall, lounge/diner and kitchen on the ground floor. On the first floor, you will find three good sized bedrooms and family bathroom. Externally, the property boasts a low maintenance rear garden, single garage and driveway parking. The property would benefit from cosmetic modernisation, but offers spacious room sizes and is priced to sell!



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Entrance Porch

Door and double glazed window to the side aspect and carpeted flooring.

Entrance Hall

Door from the porch stairs to the first floor, cupboard and electric radiator.

Lounge / Diner

17' 9" x 12' (5.41m x 3.66m)
Double glazed window to the rear aspect, sliding doors to the garden, tv and telephone points, electric radiator.

Kitchen

9' 6" x 6' 7" (2.90m x 2.01m)
Fitted kitchen with range of wall and base units with work surfaces over, stainless steel sink drainer, plumbing and space for washing machine, electric cooker point, pantry, space for fridge freezer, tiled splashbacks, double glazed window to the front aspect and vinyl flooring.

Landing

Access to the loft and carpeted flooring.

Bedroom One

12' 1" x 9' 1" (3.68m x 2.77m)
Double glazed window to the rear aspect, fitted wardrobes, electric radiator and carpeted flooring.

Bedroom Two

15' 3" x 7' 8" (4.65m x 2.34m)
Double glazed window to the rear aspect, airing cupboard with water tank, electric radiator and carpeted flooring.

Bedroom Three

8' 6" x 7' 6" (2.59m x 2.29m)
Double glazed window to the front aspect, wardrobe/cupboard, electric radiator and carpeted flooring.

Bathroom

Suite comprising bath with electric shower over, wash hand basin and WC, fully tiled walls, double glazed window to the front aspect and vinyl flooring.

Exterior

To the front of the property is driveway parking leading to single garage with up and over door, power and lights. At the rear of the property is a low maintenance garden with patio, bushes and enclosed by fencing.

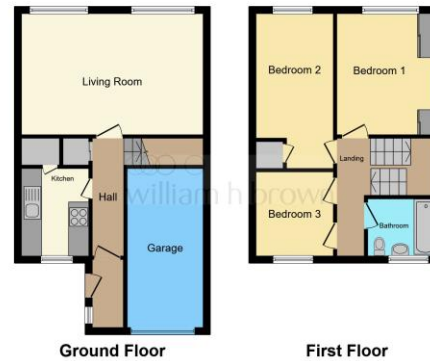
welcome to Millside, Stalham Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Garage and Driveway Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£162,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108418 - 0002

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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.



william h brown



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)