



Fairview Park, Wayford Road, Smallburgh, Norwich, NR12 9LW

welcome to

Fairview Park, Wayford Road, Smallburgh, Norwich

>> For Sale by Modern Method of Auction <<

Two bedroom Park Home in Smallburgh. End plot, open plan kitchen & living room, good parking & gardens.



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.

Description

For sale via Modern Method of Auction is this well situated end plot, two-bedroom park home in Fairview Park, Smallburgh.

This property has an open plan living room & kitchen, two bedrooms, a bathroom, garden space and a good parking. Wrap around composite decking and steps. You can live in this property all year round.

Entrance Hall

Front door leads into the hallway with doors off to the lounge, kitchen and bedrooms. Carpeted flooring and wall mounted radiator.

Living Room

Open plan living and dining area with double glazed window to rear and a sliding door leading onto the decking and garden. Carpeted flooring and wall mounted radiator.

Kitchen

Laminated flooring, double-glazed side window. Built-in oven, hobs & hood, fridge freezer, dishwasher and washing machine. Stainless steel sink and draining board. Wall mounted radiator.

Bedroom One

Carpeted flooring, built in wardrobe/cupboard (with dedicated radiator), wall-mounted radiator and double-glazed window to side.

Bedroom Two

Carpeted flooring, built in wardrobe/cupboard, wall-mounted radiator and double-glazed window to side. Loft hatch with roof storage over bedrooms.

Bathroom

Laminated flooring double-glazed frosted window to side. Radiator, WC & hand basin, bath and extractor fan.

Outside

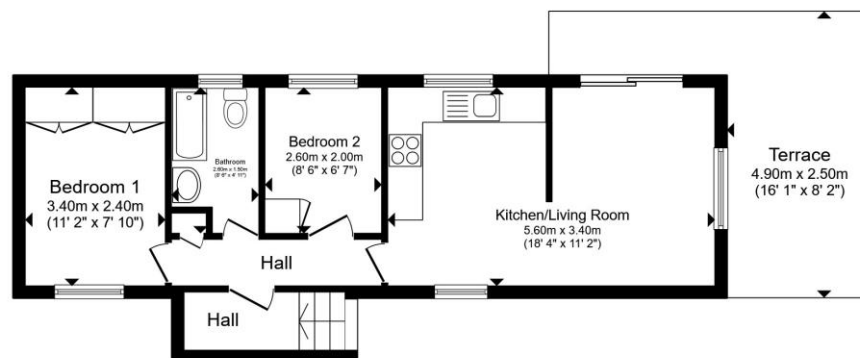
Parking to side consisting of shingled drive with extra parking in car park next to the property. Lawn surrounds the park home, some mature trees and wildflowers.

Outbuildings

Two plastic storage boxes for outside furniture etc.

Agent's Note

- 1) Site Fees may apply, contact us for more details
- 2) Over 50's only (quiet park home site).



Total floor area 43.2 m² (464 sq.ft.) approx

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.propertybox.io



view this property online williamhbrown.co.uk/Property/NWS108566


william
h brown



welcome to

Fairview Park, Wayford Road, Smallburgh, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply.
- All Year Round Living
- Low Maintenance Garden
- Community Site
- Close to Local Amenities
- Situated Behind Petrol Station & Shop

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£70,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWS108566



Property Ref:
NWS108566 - 0004

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 buyer's 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.

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