



5 Kimberley Terrace

Horning, Norwich, Norfolk, NR12 8LH

BROWN & CO



5 Kimberley Terrace, Horning, Norwich, Norfolk, NR12 8LH

A three bedroom mid-terraced house in sought after Broadland Village.

£180,000



DESCRIPTION

Older style three bedroom mid-terraced house which has been let for many years but is now sold vacant. The property features sealed unit double glazing and a programme of improvement and updating is now required.

Outside, the front garden is laid to grass and to the rear there is a small courtyard garden together with a further portion of garden beyond the passageway which requires attention.

LOCATION

Horning is a popular and well served Broadland village.

DIRECTIONS

From Norwich proceed along the A1151 Wroxham Road to Wroxham, continue over the river bridge and into Hoveton. At the double mini-roundabouts turn right onto Horning Road, passing Bewilderwood and passing the first right hand turning into Horning (Lower Street). Continue for approximately 300 yards, turning right into Mill Hill and the property will be found on the left just before the village hall car park.

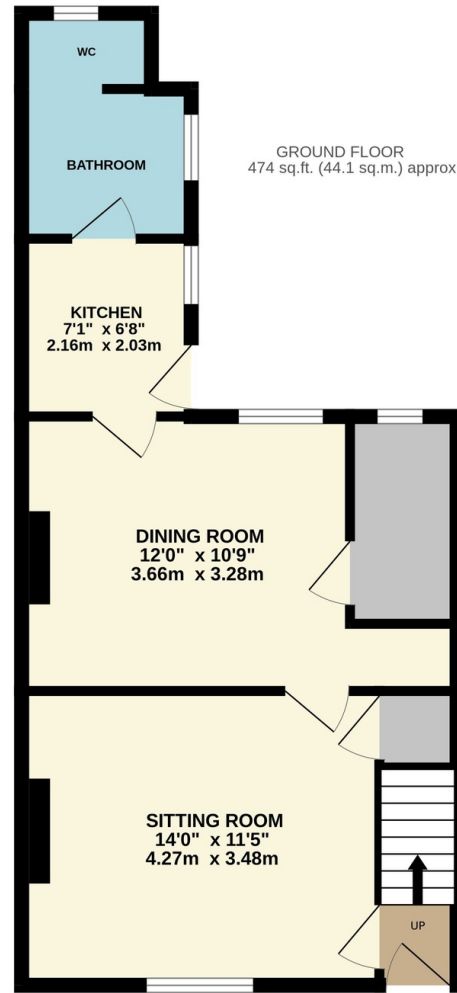
AGENT'S NOTES:

- (1) No. 5 Kimberley Terrace is being offered for sale with no onward chain but the vendor, Flagship Housing, does require offers to be accompanied by a completed Declaration of Interest Form which is available from the agents.
- (2) The successful applicant must demonstrate that they are purchasing this property as their primary residence. Preference will be given to applicants who can demonstrate a local area connection to Horning. If a buyer cannot be found with a local area connection within three months of commencement of marketing, offers will be considered from those without connections to the local area. Buyer status and local area connection (if applicable) must be stated on the Declaration of Interest Form.
- (3) The vendor also requires, where possible, exchange and completion to take place within 28 days of an offer being accepted and reserves the right to abort the sale if this condition is not met.
- (4) The property must be marketed for a minimum of 14 days before any offers are considered.

- (5) Please note that all properties built before 2000 will have some degree of asbestos. A report may be available to obtain from Flagship Housing but buyers are encouraged to conduct their own searches.
- (6) There is an engrossment of £120 payable by the buyer on completion.
- (7) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

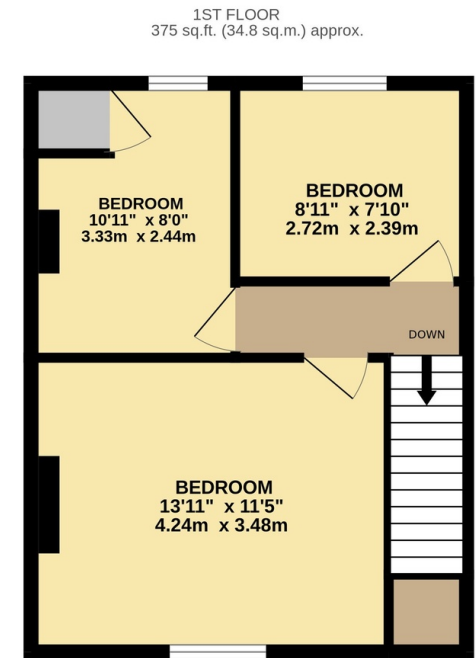
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



5 KIMBERLEY TERRACE

TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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