



**Hewkes House Market Place, Reepham Norwich NR10 4JJ**

**welcome to**

**Hewkes House Market Place, Reepham Norwich**

COMING SOON! For sale by Auction 12th September! A substantial Grade 2 listed period property offering great potential for refurbishment and remodelling presently arranged with 5 bedrooms and 45' attic room.



## Ground Floor

### Entrance Hall

With panelled front door with arched and leaded light above, panel doors leading off, stairway to first floor and understairs cupboard

### Sitting Room

14' 1" x 11' 1" ( 4.29m x 3.38m )

With large front window, built-in cupboards and large arched alcove feature.

### Drawing Room

14' 5" x 8' 11" ( 4.39m x 2.72m )

With large front window, fireplace, two built-in cupboards.

### Breakfast Room

12' x 9' 3" ( 3.66m x 2.82m )

With rear window to garden, hatch with ladder down to cellar. Opening to

### Kitchen

13' 8" x 6' ( 4.17m x 1.83m )

With window and door opening outside to rear garden.

### Cloakroom

W.C. (incomplete)

### First Floor Landing

With stairs leading off to top floor and arranged over split levels.

### Bedroom 1

15' 10" x 13' 10" ( 4.83m x 4.22m )

With front window over-looking market square, wardrobes.

### Bedroom 2

13' 10" x 12' 10" ( 4.22m x 3.91m )

With front window overlooking market square with wardrobes, access from landing and to

### Bedroom 3

11' 4" max x 11' 3" max ( 3.45m max x 3.43m max )

With rear window

### Bedroom 4

12' 8" x 10' 5" ( 3.86m x 3.17m )

Side window, secondary steps leading to roof room

### Bedroom 5

12' 8" x 9' 4" ( 3.86m x 2.84m )

With front window.

### Bathroom

11' 11" x 9' 6" incomplete ( 3.63m x 2.90m incomplete )

With two rear windows

### Spacious Roof Room

45' max x 12' max ( 13.72m max x 3.66m max )

With rear window and two roof light windows.

## Outside

To the front a small approach front garden with railings and gate opening direct from the market square. To the rear is an area of garden space including the remains of some old outbuildings. There is vehicular access from the side road leading off the market square from the arched gates.

### Agents Note

Any alterations to this property will need to comply with local authority regulations and you should check on this prior to offering.

### Auction Notes

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.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

### Auction Notes

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### Further Auction Notes

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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 AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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## Hewkes House Market Place, Reepham Norwich

- For sale by Auction 15th October!
- Spacious Grade 2 listed, period property situated on pretty Reepham market square.
- 5 Bedrooms, 45' roof room
- Garden and space to park
- Ripe for refurbishment / remodelling

Tenure: Freehold EPC Rating: Exempt

guide price

**£290,000**



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