



Smugglers Lane, Reepham, Norwich, NR10 4QT

welcome to

Smugglers Lane, Reepham, Norwich

>>> For Sale via Traditional Auction - Auction Date: 17th December 2024 <<<

Generous proportions inside and out, including 36'11" living room and garden stretching away to the rear, home office/ garden room & a garage. Open houses are being held for this property by appointment only.



Important Notice

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.

Important Notice Continued

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewer's risk.



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Important Notice Continued

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 will be no delay in agreeing the sale.

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.

Entrance Hall

With double-glazed side entrance door and window, radiator and airing cupboard.

Breakfast Room

12' 1" x 10' 2" max (3.68m x 3.10m max)

With double-glazed side window, gas (bottled), boiler, radiator, open into

Kitchen

11' 2" x 8' 1" (3.40m x 2.46m)

With double-glazed rear side windows and double-glazed door out to the rear garden. Fitted range of base and wall units, stainless steel 1½ bowl sink unit, gas (bottled) hob with hood above, separate oven, plumbing for washing machine and dishwasher.

Living Room

Arranged as sitting space with double-glazed side door outside, double-glazed patio door opening to rear garden patio, double-glazed window overlooking garden. Air source air conditioning unit.

Dining Room

16' 10" x 10' 5" (5.13m x 3.17m)

With air source air conditioning unit.

Bedroom 1

11' 3" x 9' 9" (3.43m x 2.97m)

With double-glazed front window and radiator.

Bedroom 2

10' 10" x 10' (3.30m x 3.05m)

With double-glazed front window, radiator

Bedroom 3

9' 3" x 7' (2.82m x 2.13m)

With double-glazed side window, radiator

Shower Room

With shower cubicle, W.C, wash basin, chrome towel radiator and extractor

Bathroom

With double-glazed window, wash basin with unit, bath with shower over, W.C, extractor fan, chrome towel radiator.

Outside

To the front the property is set back behind a lawned garden with driveway leading to your garage, lawn and shingled approached path.

The rear garden one of the main features of this property, an extensive rear garden with paved patio adjoining the bungalow, mainly laid to lawns with beds, borders, variety of young fruit trees and picket style fencing loosely dividing part way down.

Home Office / Garden Room

16' 5" x 8' 3" (5.00m x 2.51m)

With double-glazed side window, power and light and double-glazed doors opening from front and rear gardens.



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- >>> For Sale via Traditional Auction - Auction Date: 17th December 2024 <<<
- OPEN HOUSES - 23rd November & 7th December - By Appointment Only
- 3 Bedroom Detached Bungalow
- Extensive 'Wow' Factor Gardens (0.18 acres, stms)
- Home Office/Garden Room
- Imposing 36'11" Living Space
- Bathroom and Shower Rooms
- Gas (bottled) Heating

Tenure: Freehold EPC Rating: G

guide price

£250,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103608 - 0011

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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



01603 873208



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,
Norfolk, NR10 4LD



williamhbrown.co.uk