



Bilhams Hill,Reepham Norwich NR10 4RB

welcome to

Bilhams Hill, Reepham Norwich

NO ONWARD CHAIN! Country Lane Cottage, which has fantastic potential for First Time Buyers & Investment Buyers! Offering Lounge, Kitchen & Bathroom on the ground floor and 2 double Bedrooms to the first floor. Outside you'll find a garden with useful shed, parking & stunning country views. A must!



Description

William H Brown are pleased to offer this End-Terraced Cottage, which has a large Living Room, Kitchen & Bathroom downstairs and 2 double Bedrooms upstairs. Outside has the benefit of attractive, countryside views to the front and a good sized garden to the rear, with a useful shed & parking.

Located on a country lane on the edge of the historic market town of Reepham, which has many amenities to include local shops, Post Office, Supermarket, Pubs & highly regarded schooling, all the way through to 6th Form.

Lounge

14' 2" max x 11' 9" max (4.32m max x 3.58m max)

Half glazed entrance door to front opens into Lounge with stairs leading to first floor. Telephone, TV points, storage heater & front aspect double glazed window. Opening to Kitchen/Diner.

Kitchen/ Diner

14' 2" x 8' max (4.32m x 2.44m max)

Fitted with a range of wall & base units, work surface over with inset stainless steel sink & drainer and tiling surround. Cooker hood over cooker recess and built-in cupboard. Storage heater & double glazed window to rear. Access to rear lobby & Lounge.

Rear Entrance Lobby

Half glazed entrance opens into lobby with built-in airing cupboard. Door to Bathroom & opens to Kitchen.

Bathroom

Suite comprising low level WC, wash basin and bath with mixer taps & shower attachment. Tiled walls, wood effect laminate flooring, extractor fan, electric towel, storage heater & rear aspect double glazed window.

Landing

Staircase from Lounge and loft access. Doors open to Bedrooms.

Bedroom One

12' 1" max x 10' 10" max (3.68m max x 3.30m max)

Two built-in cupboards, panel heater & front aspect double glazed window.

Bedroom Two

8' 1" max x 14' 1" max (2.46m max x 4.29m max)

Built-in wardrobe cupboard, telephone point, storage heater & rear aspect double glazed window.

Outside

The cottage has the benefit of a garden to the front and side, with attractive country views. Handgate gives access to the rear right of way access, with parking space for a vehicle.

Right of way over the neighbour's garden, leading to a good sized garden ideal for cultivation with mature fruit tree, country views to the side and Summer House.

Agent's Note

The property has a split garden, which is located across the neighbouring properties garden. This garden is at the top of Number 7's garden, a plan can be provided, showing rights, upon requests.

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.



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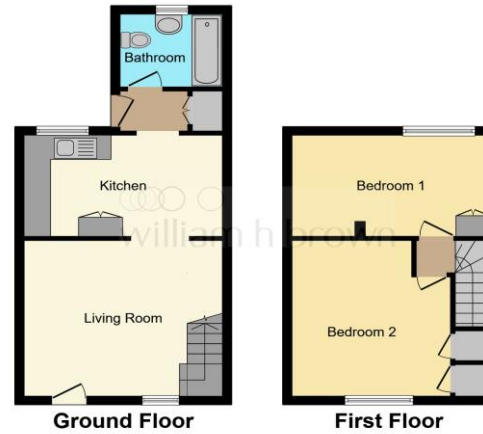
Bilhams Hill, Reepham Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Ideal for First Time Buyers & Investors

Tenure: Freehold EPC Rating: E

guide price

£160,000



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



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Property Ref:
RPM103752 - 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.



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