



**Simpson Close, North Walsham NR28 0HZ**



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**Simpson Close, North Walsham**

This two double bedroom detached bungalow with garage, driveway parking and two reception rooms is situated in a popular cul-de-sac location within walking distance of North Walsham town centre and amenities and is being offered with no onward chain!



## 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.

### Entrance Porch

Double glazed door and windows to the side aspect, integral door into the garage and vinyl flooring.

### Entrance Hall

Door to the side aspect, storage cupboard, airing cupboard housing hot water tank, radiator and carpeted flooring.

### Kitchen

11' 9" x 8' 9" ( 3.58m x 2.67m )

Fitted kitchen with a range of wall and base units with work surfaces over, electric oven and hob, plumbing for washing machine, stainless steel sink

drainer, breakfast bar, pantry cupboard, gas central heating boiler, vinyl flooring, tiled splashback and a double glazed window to the front aspect.

### Lounge

11' 9" x 15' 5" ( 3.58m x 4.70m )

Double glazed window to the front and side aspect, gas fire, two radiators and carpeted flooring.

### Dining Room

10' 2" x 8' 7" ( 3.10m x 2.62m )

Double glazed window to the side aspect, radiator and carpeted flooring.

### Bedroom One

14' 2" x 8' 9" ( 4.32m x 2.67m )

Double glazed sliding door into the rear garden, fitted wardrobe, radiator and carpeted flooring.

### Bedroom Two

11' 9" x 10' 9" ( 3.58m x 3.28m )

Double glazed window to the rear aspect, fitted wardrobe, radiator and carpeted flooring.

### Shower Room

Suite comprising shower cubicle, WC, wash hand basin with vanity unit, vinyl flooring, tiled walls, radiator and a double glazed window to the side aspect.

### Exterior

The rear garden is fully enclosed and low maintenance offering plenty of space for shrubs, bushes and trees, there is access to the front via a side gate and both patio and shingle areas. The front of the property boasts driveway parking for two/three vehicles and access to a single garage with electric up and over door, lighting, power and personnel doors into rear garden and entrance porch. The front garden has been well maintained and has some established flower beds with shrubs and trees.



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## Simpson Close, North Walsham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Detached Bungalow

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWM109591 - 0013

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