



**Kerrison Road, Norwich NR1 1JA**

**welcome to**

**Kerrison Road, Norwich**

An immaculately presented 1 bedroom first floor flat situated within close proximity to Norwich city football stadium, the train station and a variety of other amenities including the city centre itself. This property would be ideal either as an airB&B buy to let or first time purchase.



## **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 Hall**

Entrance is via the ground floor, front door opening to stairs.

## **Living Area**

Double glazed window to front aspect, carpeted flooring, space for freestanding fridge/freezer, open plan into;

## **Kitchen**

Fitted base units with work surface, stainless steel sink/drainer, intergrated cooker, hob, extractor fan, wall cabinets, washing machine, dishwasher, breakfast bar, vinyl flooring, double glazed windwo

to side aspect.

## **Bathroom**

Bath with overhead shower, wc, wash hand basin with mixer tap, tiled walls, double glazed window to side aspect.

## **Bedroom**

Double glazed window to front aspect, carpeted flooring, radiator, cupboard.



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welcome to

## Kerrison Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One bedroom first floor flat!
- Close proximity to Norwich city football stadium and the train station

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 50.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143517 - 0003

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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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