



Berrington Road, Norwich NR6 6PH

welcome to

Berrington Road, Norwich

****GUIDE PRICE £140,000 - £150,000**** Sold under auction conditions - viewings are strictly by appointment! We are delighted to offer for sale this two-bedroom semi-detached bungalow with no onward chain! Call our friendly Hellesdon team to book your appointment!



Porch

Of upvc construction with double doors opening to front aspect, dual aspect windows to side aspect and further door and window opening to hallway.

Entrance Hall

Giving access to both bedrooms, bathroom, living room and kitchen, carpeted and radiator.

Bedroom One

10' 3" x 10' 7" (3.12m x 3.23m)

Upvc double glazed window to front, carpeted and radiator.

Bedroom Two

13' 1" x 10' 8" Max (3.99m x 3.25m Max)

Upvc double glazed window to front aspect, carpeted and radiator,

Bathroom

Suite comprising upvc double glazed window to side aspect, fully tiled, shower cubical, bath with mixer taps, wc and wash hand basin.

Living Room

13' 11" x 10' 8" (4.24m x 3.25m)

Upvc double glazed french doors opening to rear garden, radiator, carpeted, fireplace and upvc double glazed windows to rear aspect.

Kitchen

14' Max x 13' Max (4.27m Max x 3.96m Max)

A range of wall and base units with work surfaces over, space for fridge freezer, plumbing for dishwasher and washing machine, 1 1/2 bowl sink, central heating boiler, dual aspect upvc double glazed windows to side and rear aspect, and door opening to inner lobby, which further gives access to the w/c.

Inner Lobby

Upvc double glazed window to side aspect, and door to wc.

Wc

Suite comprising wc and upvc double glazed window to side aspect.

Outside

To the front of the property is a brick weave driveway, and resurfaced resin patio area for ease of maintenance and path leading to the front door. This is complemented to the rear of the property by a landscaped garden mainly laid to lawn with mature trees and shrubbery.

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Auction 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 considered 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.

Auction Notice Cont.

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. 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. 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.

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.



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welcome to

Berrington Road, Norwich

- *GUIDE PRICE £140,000 - £150,000*
- FOR SALE VIA AUCTION
- Semi Detached Bungalow
- Two Double Bedrooms
- NO UPWARD CHAIN!!

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

guide price

£140,000

directions to this property:

From the W H Brown office in Hellesdon proceed along the Reepham Road in the direction of Norwich city and turn left into Cottinghams Drive, then turn right into Meredith Road, and second left into Berrington Road where the property can be found on the right-hand side identified by our W H Brown for sale board.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103196 - 0006

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