



Acres Way, Drayton Norwich NR8 6UT

welcome to

Acres Way, Drayton Norwich

****OFFERED FOR SALE VIA MODERN METHOD OF AUCTION** AND "NO CHAIN".** We are thrilled to offer this ideal first time buy or investment opportunity. This end terrace home offers three bedrooms, lounge/diner, utility/boot room, enclosed rear garden, and access to the en-bloc garage. Act fast!!!



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.

Accommodation

William H Brown are pleased to present this end terrace property to the market via modern method of auction. This terrace house is situated in the popular village of Drayton and offers three bedrooms, family bathroom, kitchen, lounge/diner, utility/boot room. Externally, there is a front garden enclosed with a picket fence, and this is complemented to the rear garden with personal gate and access to the garage en-bloc.

Ideal for first time or investors and must be viewed fast to avoid disappointment!

Entrance Hall

Upvc frosted double glazed door to side aspect, radiator, and stairs to first floor.

Lounge/Dining Room

Upvc double glazed bay window to front aspect, partial double-glazed door to utility room, under-stairs cupboard and two radiators.

Utility Room

Upvc double glazed window to rear and side aspects, partial double-glazed door to rear garden, a range of base units, and space for tumble dryer.

Kitchen

Upvc double glazed window to rear aspect, a range of wall and base units with work surfaces over, stainless steel single bowl sink with mixer over, oven, hob with extractor over, space for washing machine and fridge freezer, and larder cupboard.

Landing

Upvc double glazed window to side aspect, stairs from ground floor, loft hatch, cupboard, and doors to all rooms.

Bedroom

Upvc double glazed window to front aspect, and radiator.

Bedroom

Upvc double glazed window to rear aspect, and radiator.

Bedroom

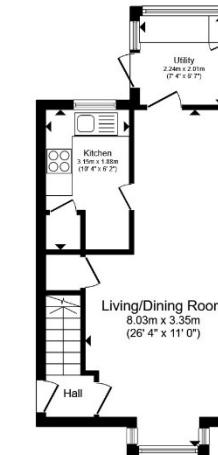
Upvc double glazed window to front aspect, and radiator.

Bathroom

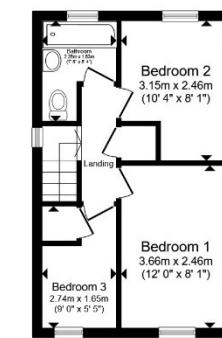
Suite comprising upvc frosted double glazed window to rear aspect, panel bath with mixer taps and shower connection, low level wc, pedestal sink, and radiator.

Outside

To the front elevation the garden is enclosed and laid to lawn with picket fence, personal gate and path leading to the front door. This is complemented to the rear of the property with steps down from the rear door leading to a lawned garden and a path to the rear gate where there is access to an en-bloc garage with up and over door.



Ground Floor



First Floor

Total floor area 63.7 m² (686 sq.ft) approx
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.propertybox.io



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE!!!
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£190,000



view this property online williamhbrown.co.uk/Property/HEL103444

directions to this property:

Upon entering Taverham from the Reepham road turn left into Thorpe Marriott via Longdale and at the end of the road turn right onto Felsham Way. Take the third left hand turn into Pendlesham Rise and then right into Acres Way. Continue where the property can be found on the right-hand side identified by our W H Brown for sale board.



Map data ©2026

Please note the marker reflects the postcode not the actual property



Property Ref:
HEL103444 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 william h brown



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