



Sunrise Rocklands Road, Shropham Attleborough NR17 1DU

welcome to

Sunrise Rocklands Road, Shropham Attleborough

A charming three-bedroom bungalow in the peaceful village of Shropham, offering character features including exposed beams and a central fireplace. The property boasts a gated front garden with ample parking and a generous rear garden with beautiful field views.



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.

The Accommodation

Entrance Hall

Carpet Flooring, two Radiators, UPVC Double Glazed door to front aspect, two Double Glazed window to front aspect

Lounge

Carpet Flooring, Central gas fireplace, Double glazed bay window to front aspect, exposed beams, Double glazed door to rear aspect.

Kitchen/Diner

Tiled Flooring, Complimentary rolled edge work surfaces, Range of low-level units, inset 1.5 sink/drain, space for oven, space for dishwasher, space for tumble dryer, radiator, two double glazed window to rear aspect, double glazed door to rear aspect, stained glass window to front aspect.

Conservatory

Hard Flooring, Radiator, UPVC double glazed to rear aspect, space for fridge/freezer, boiler and emersion tank.

Bedroom 1

Carpet Flooring, Radiator, Double Glazed window to front and rear aspect

Bedroom 2

Carpet Flooring, Radiator, Double Glazed window to rear aspect

Bedroom 3

Carpet Flooring, Radiator, Double Glazed window to rear aspect

Family Bathroom

Carpet Flooring, Panelled bath with overhead shower, Low Level W.C., Pedestal hand wash basin, Wall mounted heated towel rail.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Charming Three-Bedroom Bungalow
- Village Location

Tenure: Freehold EPC Rating: F

Council Tax Band: C

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108875 - 0002

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