



**Olive Avenue, Newton Flotman Norwich NR15 1PF**

*welcome to*

**Olive Avenue, Newton Flotman Norwich**

\*NO ONWARD CHAIN\* Three-bedroom end-terrace house nestled in the popular, family-friendly village of Newton Flotman. Don't miss the opportunity to make this South City gem your next home. Call now to avoid missing out!



Three-bedroom end-terrace house nestled in the popular, family-friendly village of Newton Flotman. Offering the perfect blend of modern convenience and traditional charm, this property boasts a spacious, light-filled layout designed for contemporary living. The heart of the home is its generous lounge-dining room, which seamlessly combines social and relaxation spaces, ideal for entertaining or enjoying family time. Upstairs, three well-proportioned bedrooms offer ample storage, with a generous family bathroom. Outside, a private enclosed garden is a standout feature, providing a safe, low-maintenance outdoor retreat perfect for al fresco dining or children to play. Located in a sought-after village, the property benefits from easy access to top-rated schools, local amenities, and transport links to the city centre. Added bonus: the sale is chain-free, promising a smooth and expedited purchase process. Whether you're a growing family, downsizing, or seeking a peaceful retreat, this home ticks all the boxes. Don't miss the opportunity to make this South City gem your next lasting investment.

### **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.



### **Lounge/Dining Room**

23' 6" x 10' 10" ( 7.16m x 3.30m )

### **Kitchen**

10' 9" x 6' 5" ( 3.28m x 1.96m )

### **First Floor**

### **Bedroom One**

10' 8" x 8' 3" ( 3.25m x 2.51m )

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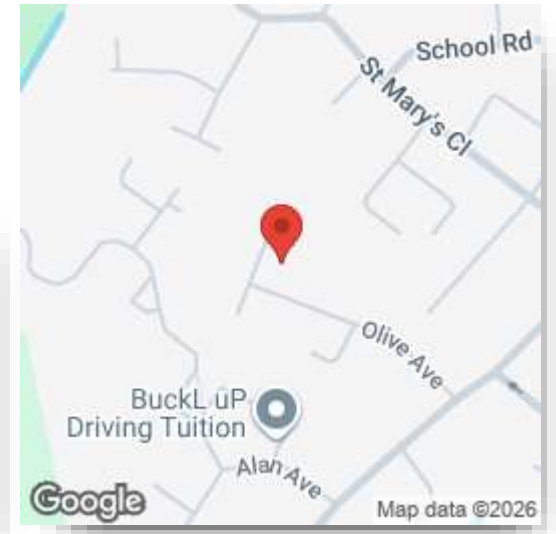
## Olive Avenue, Newton Flotman Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Popular South city location

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NOR143828 - 0003

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 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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