



**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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welcome to

## 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

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143828 - 0002

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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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