



Earlham House Earlham Road, Norwich NR2 3PF

welcome to

Earlham House Earlham Road, Norwich

*** STUNNING DUPLEX APARTMENT LOCATED WITHIN THE GOLDEN TRIANGLE OF NORWICH *** Modern kitchen and shower room make this an ideal first time purchase or buy to let investment. A fantastic home ready to move straight into and internal viewing is highly recommended!



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/Kitchen/Dining Room

14' 11" x 16' max (4.55m x 4.88m max)
Double glazed window to rear aspect, kitchen area comprising modern fitted kitchen with a range of wall and base mounted units, stainless steel sink and drainer, roll top work surfaces, electric oven, ceramic hob, overhead cooker hood, integral washer/dryer, large integral fridge freezer, security entry phone system, vaulted ceiling, electric heater, stairs to first floor.

Bedroom

10' 9" plus recess x 12' 1" (3.28m plus recess x 3.68m)
Double glazed window to front aspect, electric radiator, storage cupboard, door to shower room, vaulted ceiling.

Shower Room

Suite comprising modern shower cubicle with electric shower, low level wc, wash hand basin, tiled splashbacks, heated towel rail, electric fan, tiled floor, part tiled walls, vaulted ceiling.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOR SALE BY MODERN METHOD of AUCTION!!
- OPEN PLAN LOUNGE/DINING/KITCHEN

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1256.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 118 years from 19 Jul 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000

directions to this property:

From the William H Brown Unthank Road office proceed out of Norwich along the Unthank Road taking a right hand turning into Glebe Road, proceed over the junction with Jessopp Road into Recreation Road where the property will be located within the development on your left hand side before Earlham Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106877 - 0007

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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