

Deloney Road, Norwich, NR7 9DG

welcome to

Deloney Road, Norwich

New to the market is this three-bedroom, semi-detached house. Ideally situated in the sought-after location of NR7. The property is offered with no onward chain making the property ideal for first time buyers and investors!



Description

The property features three well-proportioned bedrooms, a separate bathroom to toilet. A spacious living area, a kitchen with a range of base and wall units, on the rear of the property there is an additional area which includes plumbing for a washing machine.

The ground floor offers a spacious living area, which benefits from two windows creating a bright space, a kitchen with a range of base and wall units, including a larder, built in single fridge, gas oven and stove. To the rear of the ground floor there is an additional space leading to the rear garden, the space offers a built-in cupboard and plumbing for a washing machine.

The first-floor benefits from three well-proportioned bedrooms, the second and third bedrooms benefit from built in storage space. A separate bathroom to toilet, the bathroom benefits from a bath with an electric shower and a hand basin.

To the rear of the property there is an enclosed private garden, offering plenty of space to relax or entertain.

Located in the popular NR7 area, offering convenient access to the city centre with a wide range of shop, local amenities including shops, reputable school and regular transport links. With impressive road connections via the A47.

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.



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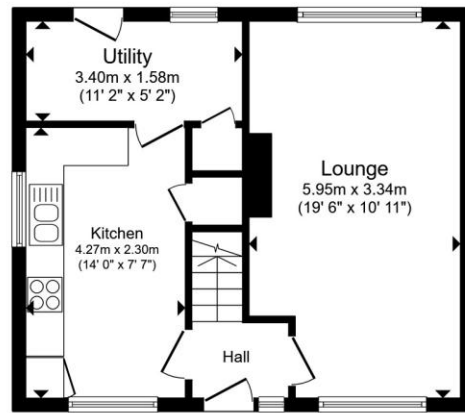
Deloney Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Chain free
- On road parking
- Semi-detached house
- NR7
- Enclosed rear garden

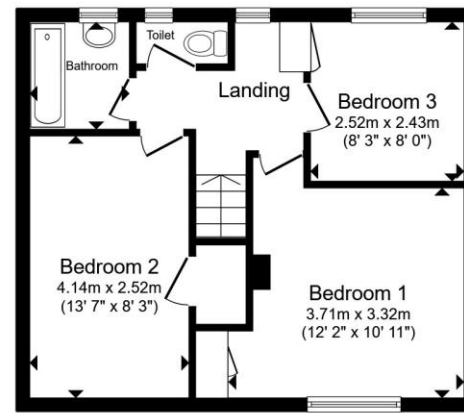
Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

guide price

£180,000



Ground Floor



First Floor

Total floor area 81.6 m² (878 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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR144395 - 0002

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