



**Church Road, Brockdish Diss IP21 4JJ**

**welcome to**

## **Church Road, Brockdish Diss**

A three-bedroom semi-detached house situated in the peaceful village of Brockdish, offered with no onward chain and providing excellent potential to personalise. The property features spacious living accommodation, generous front and rear gardens with off-road parking.

### **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.

### **Entrance Hall**

Storage heater, carpet flooring.

### **Lounge**

12' 9" x 13' ( 3.89m x 3.96m )

Window to side aspect, storage heater, carpet flooring.

### **Dining Room**

9' 7" x 12' 1" Max ( 2.92m x 3.68m Max )

Window to side aspect, gas fire place, carpet flooring.

### **Kitchen**

6' 6" x 13' Max ( 1.98m x 3.96m Max )

Window to side aspect, wall and base units, space for standard size white goods, sink, door to side aspect, lino flooring.

### **Toilet**

Window to side aspect, w/c, tiled walls.

### **Bathroom**

Window to front aspect, bath, electric shower, wash basin, tiled walls, carpet flooring.

### **Landing**

Storage heater, access to eaves, loft hatch, carpet flooring.

### **Bedroom 1**

12' Max x 12' 10" ( 3.66m Max x 3.91m )

Window to front aspect, cupboard, carpet flooring.

### **Bedroom 2**

13' 1" x 9' 5" ( 3.99m x 2.87m )

Window to front aspect, built in wardrobes, carpet flooring.

### **Bedroom 3**

10' 1" x 9' 9" Max ( 3.07m x 2.97m Max )

Window to rear aspect, storage heater, carpet flooring.

### **Front Garden**

Turfed, driveway.

### **Rear Garden**

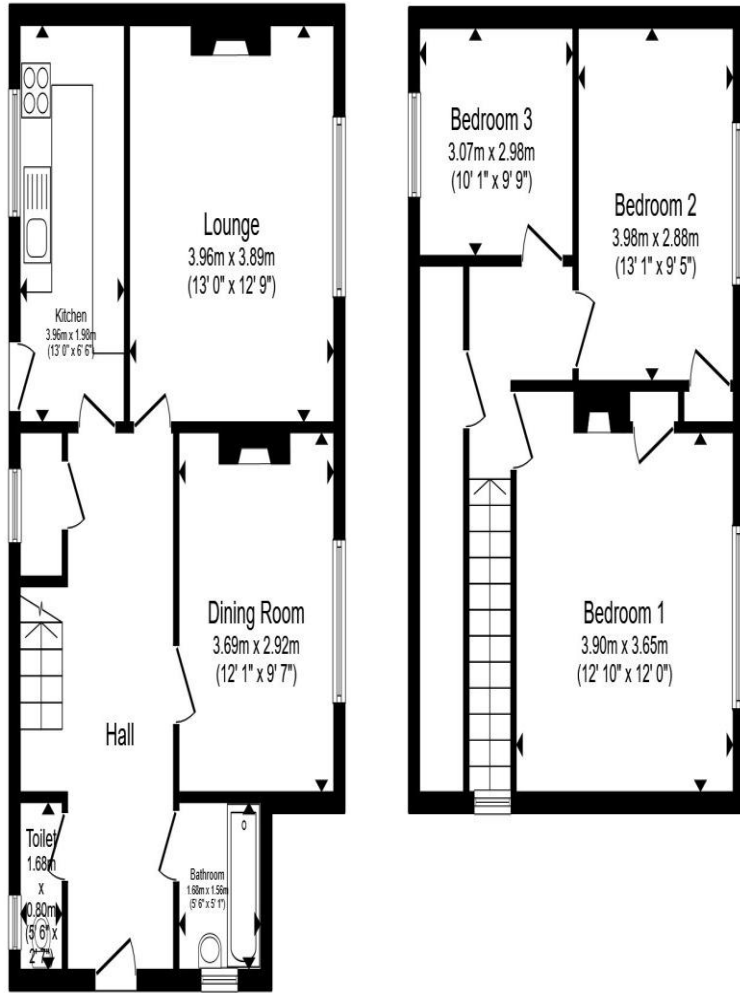
Large patio, turfed, fenced for boundary.

### **Parking**

Off road parking

### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



**Ground Floor**

**First Floor**

Total floor area 99.8 m<sup>2</sup> (1,074 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](http://www.propertybox.io)



welcome to  
**Church Road,  
Brockdish Diss**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OFFERED WITH NO ONWARD CHAIN
- Three-bedroom semi-detached house

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

guide price

**£220,000**



**view this property online** [williamhbrown.co.uk/Property/DSS111588](http://williamhbrown.co.uk/Property/DSS111588)



Property Ref:  
DSS111588 - 0004

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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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