



**Aylsham Road, Norwich, NR3 2AD**



**welcome to**

**Aylsham Road, Norwich**

**\*\*ATTENTION INVESTORS\*\*** William H Brown Norwich are pleased to present to the market this 6 bedroom detached house currently being utilised as an HMO and generating circa £33,000 per annum.



## 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

Laminate flooring, double glazed window to side aspect, double glazed door to front, wall lights, two cupboards.

## Bathroom

Double glazed window to side aspect, wc, wash hand basin, heated towel rail, fully tiled, shower.

## Kitchen

12' 11" x 15' 6" ( 3.94m x 4.72m )  
Double glazed window to rear aspect, wall and base units with work surface, gas hob, 1.5 bowl sink/drain, electric hob, radiator.

## Utility Room

8' 5" x 7' 3" ( 2.57m x 2.21m )  
Double glazed window to rear aspect, washing machine plumbing, stainless steel sink/drain.

## Lounge

16' 9" x 12' ( 5.11m x 3.66m )  
Double glazed window to front aspect, fireplace, laminate flooring, wall lights.

## Landing

Wall lights.

## Shower Room

Shower cubicle, radiator, wash hand basin, double glazed window to rear aspect.

## Toilet

Wc, wash hand basin, laminate flooring, double glazed window to side aspect.

## Bedroom One

7' 10" x 7' 11" ( 2.39m x 2.41m )  
Double glazed window to front aspect, radiator, laminate flooring.

## Bedroom Two

12' 1" x 9' 6" ( 3.68m x 2.90m )  
Double glazed window to side aspect, laminate flooring, radiator.

## Bedroom Three

12' 2" x 7' 11" ( 3.71m x 2.41m )

## Rear Garden

Fully enclosed rear garden mainly laid to lawn.



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## Aylsham Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\*ATTENTION INVESTORS\*\*
- Off road parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£250,000**



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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143824 - 0003

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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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