



Bramble Avenue, Norwich NR6 6LJ

welcome to

Bramble Avenue, Norwich

GREAT VALUE FOR MONEY This lovingly cared for home is a must see, not only is it conveniently located for schools and public transport links, but would also offer a straight move in feel, yet still presents scope to create your own style! View now to fully appreciate the accommodation!



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.

Accommodation

This two-bedroom semi-detached bungalow is situated in the popular suburb of Hellesdon. The property itself comprises of entrance hall, bedrooms one and two, an open plan, lounge, kitchen diner, and a shower room. Externally, to the front of the property is a shingle driveway and this is complemented to the rear by a generous and mature garden. The property benefits from being immaculately presented throughout and being sold with the added benefit of no onward chain. Viewings are highly recommended not to miss out on this property.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Kitchen/ Lounge/ Diner

10' 5" max x 22' 2" max (3.17m max x 6.76m max)
Open plan lounge, kitchen, diner with stainless steel single bowl sink and drainer, wall and base units, double glazed window and door to the rear, electric hob and gas oven with extractor hood, wall mounted boiler, loft access and radiator. To the lounge area there is a further double-glazed window to the rear aspect, wood effect flooring and a radiator.

Bedroom 1

11' 7" max x 10' 7" max (3.53m max x 3.23m max)
Double glazed window to the front aspect, wood effect flooring and radiator.

Bedroom 2

10' 6" x 8' 7" (3.20m x 2.62m)
Double glazed window to the front aspect, radiator and wood effect flooring.

Shower Room

Double glazed window to the side aspect, laminate flooring, walk in tiled shower, wc, sink and radiator.



Outside

To the front of the property there is a shingle driveway providing off road parking. To the rear, there is a generous enclosed garden mainly laid to lawn with mature shrubs and a patio area.



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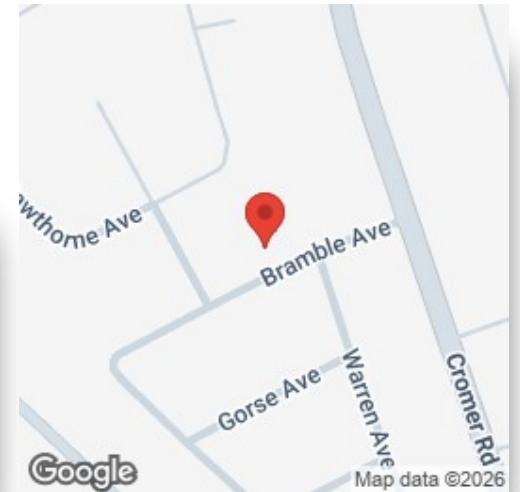
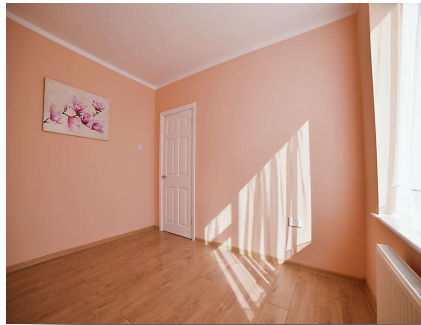
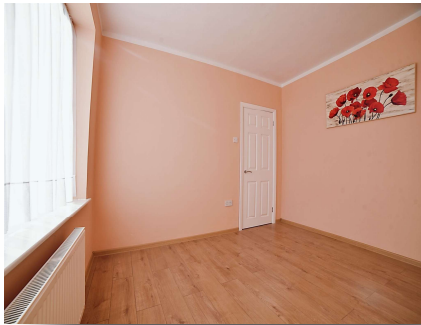
Bramble Avenue, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Immaculately Presented Throughout

Tenure: Freehold EPC Rating: D
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:
HEL102032 - 0020

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.

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