





New Road,Hethersett Norwich NR9 3HH

william h brown

welcome to

New Road, Hethersett Norwich

A three-bedroom bungalow set on a generous plot in the popular village of Hethersett. Offering well-proportioned accommodation, a single garage and ample outdoor space. Conveniently located for local amenities and easy access to Norwich.

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

Access to all rooms from the main entrance hall. With built in storage and loft access.

Lounge

14' 4" x 12' 4" (4.37m x 3.76m)

Dual aspect windows with small bay and radiator to the front. Feature fire place with log burner.

Kitchen

14' 5" x 11' 4" (4.39m x 3.45m)

Fitted floor and wall units with new integrated eye level oven and space for white goods. Windows with rear aspect views of the garden and tiled flooring. Access to garage via side door.

Dining Room

12' x 8' 11" (3.66m x 2.72m)

Space for dining with feature fire place, side aspect window and sliding doors to the conservatory.

Conservatory

11' 10" x 9' 6" (3.61m x 2.90m)

Panoramic conservatory allowing for uninterrupted garden views. French doors out to the rear garden. Tiled flooring and radiator heating.

Bedroom 1

12' x 10' 11" (3.66m x 3.33m)

Double bedroom with built in wardrobe and over head units providing ample storage. Bay window to front aspect and radiator below.

Bedroom 2

12' x 9' 5" (3.66m x 2.87m)

Double bedroom with built in shelved cupboard. Side aspect window with radiator below.

Bedroom 3

10' 6" x 7' 1" (3.20m x 2.16m)

Single Bedroom with wide aspect window and radiator below.

Shower Room

Three piece suite with walk in shower. Tiled flooring and half tiled walls and shower panels. Rear aspect opaque window and heated towel rail.







Front Garden
Access via dropped curb to a large private gravel driveway providing ample parking and single garage. With grassed area featuring mature trees and shrubs. Side access to rear garden from both sides.

Rear Garden
Featuring a patio area at the rear of the property and a large grassed area with mature trees and shrubs. Plenty of outside storage provided from sheds, a summer house and green house. Side access to the front from both sides of the property.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
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Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£350,000



Total floor area 126.3 m² (1,360 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

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The Property Ombudsman

Property Ref:
WYM109194 - 0009

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