



Dereham Road, New Costessey, Norwich, NR5 0SX

welcome to

Dereham Road, New Costessey, Norwich

Offered with no onward chain, this substantial four bedroom semi-detached home on Dereham Road presents an exciting opportunity for buyers looking to modernise and create a fantastic family home. Benefiting from generous accommodation across three floors, a conservatory, workshop and outbuilding.



Description

Situated on Dereham Road, this spacious four bedroom semi-detached home is offered to the market with no onward chain and presents an excellent opportunity for buyers looking to modernise and create a home to their own taste.

Occupying a generous plot, the property offers well-proportioned accommodation and fantastic potential throughout.

The ground floor comprises an entrance hall, lounge, separate dining room, kitchen, utility room, W.C. and conservatory, providing a versatile layout well suited to family living and entertaining. On the first floor, the property features two generously sized bedrooms, with the third bedroom being ideal as a single room, study or guest space, and a family bathroom, each bedroom offers comfortable accommodation and an abundance of natural light. The second floor offers a generous fourth bedroom.

Externally, the property benefits from a detached workshop and additional outbuilding, providing excellent storage space or scope for a variety of uses.

Requiring updating throughout, this home presents a rare opportunity for buyers to add value and put their own stamp on a substantial property.

Conveniently located close to local amenities, well-regarded schools, transport links and Norwich City Centre, this is an exciting opportunity to acquire a spacious family home in a highly accessible location. Early viewing is highly recommended.

Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

Important Notice Continued

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Important Notice Continued

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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welcome to

Dereham Road, New Costessey, Norwich

- For Sale via Traditional Auction - date: Thursday 15th October
- No Onward Chain
- Four Bedroom Semi-Detached Home
- Requires Modernisation Throughout
- Conservatory, Workshop & Outbuilding

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

offers over
£225,000



Total floor area 160.6 m² (1,728 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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Property Ref:
NOR144852 - 0002

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