



**Hawthorne Cottage Wymondham Road, Wreningham
Norwich NR16 1AT**

welcome to

Hawthorne Cottage Wymondham Road, Wreningham Norwich

A two-bedroom cottage set on a generous plot in a sought-after village location in Wreningham. The property is in need of updating throughout but offers excellent potential for improvement or extension (subject to planning). Offered with no onward chain, making it an ideal renovation opportunity.



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.

Kitchen

Plenty of worktop space with wall and base level units with space for white goods

Lounge

Complete with radiator and feature fireplace with fitted carpet as well as additional storage

Bedroom One

Double bedroom with rear facing window with built in wardrobe and additional storage

Bedroom Two

Doubled bedroom with built in wardrobe

Bathroom

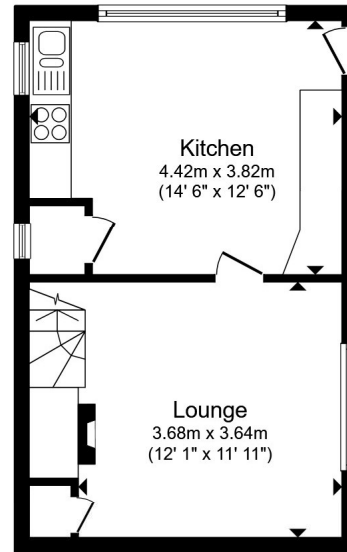
Complete with walk-in shower, wash basin and W.C

Front Garden

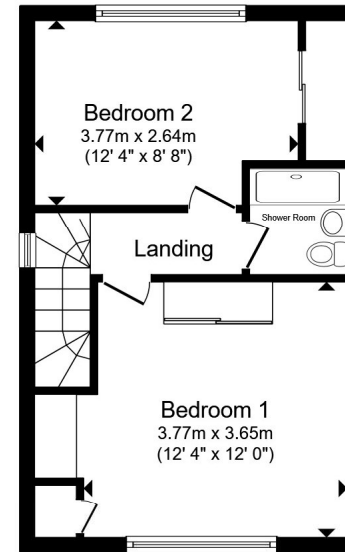
Shingle driveway with space for 3 vehicles and single garage

Rear Garden

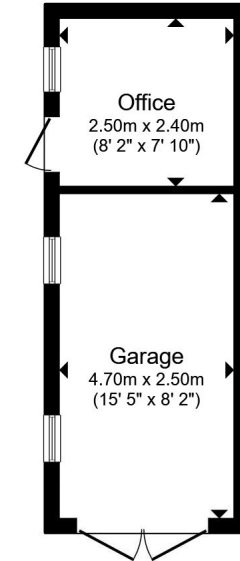
Generous size mainly lawn area low maintenance



Ground Floor



First Floor



Outbuilding

Total floor area 83.9 m² (903 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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Hawthorne Cottage Wymondham Road, Wreningham Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- Generous plot of land

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

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WYM109109 - 0003

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