



Lindley Street, Norwich, NR1 2HF

welcome to

Lindley Street, Norwich

**** CHAIN FREE AND AVAILABLE VIA MODERN METHOD OF AUCTION****

A beautifully presented three-bedroom home offering well-proportioned accommodation across two floors, ideal for families or those seeking move-in comfort.



Description

Well-presented three-bedroom home with spacious and versatile accommodation, this attractive property offers well-planned accommodation arranged over two floors, making it an excellent choice for families, first-time buyers or those looking for a home with flexible living space.

The ground floor features a welcoming entrance hall, leading through to a generous dining room which provides an ideal space for family meals and entertaining. There is also a separate kitchen, offering a practical and functional space with ample scope for everyday cooking and storage. A useful downstairs bathroom completes the ground floor.

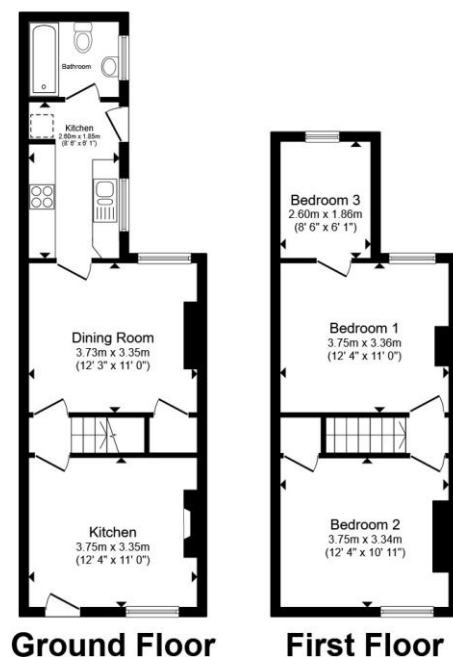
To the first floor are three well-proportioned bedrooms, providing comfortable accommodation for a growing family, guests or home working. The principal bedroom offers a generous living space, while the additional bedrooms provide excellent versatility. The landing area gives access to all three bedrooms and offers a practical layout.

The property benefits from a good balance of living and bedroom accommodation, with the separate kitchen and dining room creating a versatile home that can be adapted to suit a variety of lifestyles.

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.



Total floor area 74.7 m² (804 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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Lindley Street, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Three generous bedrooms
- Spacious dining room & separate fitted kitchen
- Ground floor bathroom
- Flexible family living space

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

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR144960 - 0002

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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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