



**Elvin Road, Dereham NR19 2DX**

**welcome to**

**Elvin Road, Dereham**

>> FOR SALE BY AUCTION! A three bedroom mid-terraced house, just a stones throw away from Dereham town centre. With scope for modernisation and enhancement, the home offers a lounge, fitted kitchen/diner, private rear garden, en bloc garage & more. Viewings are essential!



We are excited to welcome to the market this 3 bedroom mid-terraced home, located within a well-regarded area of Dereham, just walking distance from local amenities and facilities.

This home would benefit from a programme of internal decorative modernisation and enhancement, with the accommodation briefly comprising; entrance porch, entrance hall, lounge with central fireplace, kitchen/diner with built-in electric oven, three bedrooms and the family bathroom suite. Coupled with the accommodation, the property further benefits from electric storage heaters and double glazed windows. Outside, there are mature gardens to both aspects, together with an en bloc garage located to the rear aspect.

**For Sale by Auction on Tuesday 16th December. To register for Legal Packs and bidding instructions, please visit our website and follow the link at <https://www.barnardmarcusauCTIONS.co.uk>**

**A full and early internal inspection is essential to fully appreciate the potential offered for sale - arrange your viewing with us today! NO ONWARD CHAIN!**

#### **The Accommodation**

Double glazed external entrance door opening to;

#### **Entrance Porch**

Hard flooring and door opening to;

#### **Entrance Hall**

Wood effect flooring, stairs rising to first floor landing and door opening to;

#### **Lounge**

12' 9" x 12' 8" ( 3.89m x 3.86m )

Wood effect flooring, central electric fireplace with decorative surround, electric storage heater, double glazed window to front aspect and opening to;

#### **Kitchen/Diner**

15' 3" x 9' 2" ( 4.65m x 2.79m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, concealed extractor hood, space for fridge freezer, space for washing machine, tiled flooring, electric storage heater, double glazed window to rear garden and double glazed external door opening to the rear garden.

#### **First Floor Landing**

Fitted carpet flooring, airing cupboard housing hot water tank, loft access, electric storage heater and doors opening to all bedrooms and bathroom.

#### **Bedroom One**

12' x 9' ( 3.66m x 2.74m )

Fitted carpet flooring, built-in wardrobe and double glazed window to front aspect.

#### **Bedroom Two**

10' 2" x 9' 2" ( 3.10m x 2.79m )

Fitted carpet flooring, built-in wardrobe and double glazed window to rear aspect.

#### **Bedroom Three**

9' x 6' 6" ( 2.74m x 1.98m )

Fitted carpet flooring and double glazed window to front aspect.

#### **Bathroom**

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, tiled effect flooring and double glazed obscure glass window to rear aspect.

#### **Outside**

The property is set back from the road, featuring shingle and numerous mature plant beds which add greenery and offer privacy. A paved pathway leads to the main entrance.

The rear garden is laid predominately to lawn, further enhanced by mature shrubberies and timber fencing which encloses for security.

#### **En Bloc Garage**

16' x 8' ( 4.88m x 2.44m )

Up and over door to front.

#### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

#### **Location**

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

#### **Important Notice**

For each Lot, a contract documentation fee of £1,500 (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**

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.

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.



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welcome to

## Elvin Road, Dereham

- GUIDE PRICE £130,000 - £150,000
- For Sale By Auction - Tuesday 16th December
- 3 Bedroom Mid-Terraced House
- Scope To Modernise And Enhance
- Fitted Kitchen And Dining Area

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

**£130,000**



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Property Ref:  
DRM117625 - 0006

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.



Please note the marker reflects the postcode not the actual property

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