



**Nelson Way, Mundesley, Norwich, NR11 8JD**



**welcome to**

**Nelson Way, Mundesley Norwich**

\*\*\* NO ONWARD CHAIN \*\* William H Brown are pleased to present this superb two-bedroom, mid- terrace house in the popular seaside village of Mundesley



### 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.

### Hallway

Wood effect door with obscured glass panels to the front aspect, wall mounted radiator, carpeted throughout with stairs rising to the first floor and doors to the WC and Lounge

### Living Room

UPVC window to the front aspect, wall mounted radiator, electric flame effect fire with wood surround and granite effect hearth, TV and phone points, integrated storage cupboard and carpeted throughout and open passageway to the kitchen.

### Kitchen

UPVC window to the rear aspect, range of base and wall mounted units with wood effect work surface over, inset four ring gas hob with stainless chimney style cooker hood over, electric cooker, inset stainless steel sink with mixer tap, space and plumbing for washing machine

### Cloakroom

Obscured UPVC window to the front aspect, wall mounted handwash basin, low flush WC, wall mounted mirrored medicine cabinet and carpeted throughout.

### Bedroom 1

UPVC window to the front aspect, wall mounted radiator, built in storage cupboard, carpeted throughout.

### Bedroom 2

UPVC window to the rear aspect, wall mounted radiator, carpeted throughout.

### Bathroom

Obscured window to the rear aspect, enclosed shower cubicle with thermostatic shower, vanity unit with wash hand basin, wall mounted mirrored medicine cabinet, low flush WC and stone effect vinyl flooring.

### Outside

The rear garden is enclosed and is ready for someone to put their own stamp on, currently consisting of laid lawn, a few patio slabs and a gate to the allocated off street parking at the rear



***view this property online*** [williamhbrown.co.uk/Property/NWM109577](http://williamhbrown.co.uk/Property/NWM109577)



**welcome to**

## **Nelson Way, Mundesley Norwich**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Two Bedroom Mid Terrace House

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£180,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWM109577](http://williamhbrown.co.uk/Property/NWM109577)



Property Ref:  
NWM109577 - 0004

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.

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.



**william h brown**



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**