



**Woodbine Cottage, Blacksmiths Lane, Erpingham,
Norwich, NR11 7QF**

welcome to

Woodbine Cottage, Blacksmiths Lane, Erpingham, Norwich

For sale via auction! Don't miss this 2 bedroom semi-detached cottage located close to Thwaite Common. This property further offers 2 reception rooms and outside has parking and gardens to the front, side and rear!



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.

Description

FOR SALE VIA AUCTION! Don't miss this charming semi-detached cottage situated in the highly sought after village of Erpingham. This property is ideally located close to the picturesque Thwaite Common. Offered with no onward chain this home enjoys 2 bedrooms, 2 reception rooms and outside has off road parking and generous gardens. This property would benefit from some updating but offers superb potential.

Entrance Porch

Front door opens into porch with tiled flooring, radiator, double glazed window and internal door to inner hall.

Inner Hall

Built-in cupboard, tiled flooring and doors to

Bathroom

Suite comprising low level WC, wash basin and bath with shower over. Part-tiled walls, radiator & single glazed.

Kitchen

Fitted with a range of wall & base units, work surface over with stainless steel sink & drainer unit and electric cooker point. Tiled flooring, radiator and rear aspect double glazed window with view over garden.

Lounge / Diner

Open fire with surround, TV point, radiator, double window and door to Conservatory.

Conservatory

2 radiators, side aspect double glazed window and uPVC door to rear.

First Floor Landing

Doors to Bedrooms.

Bedroom One

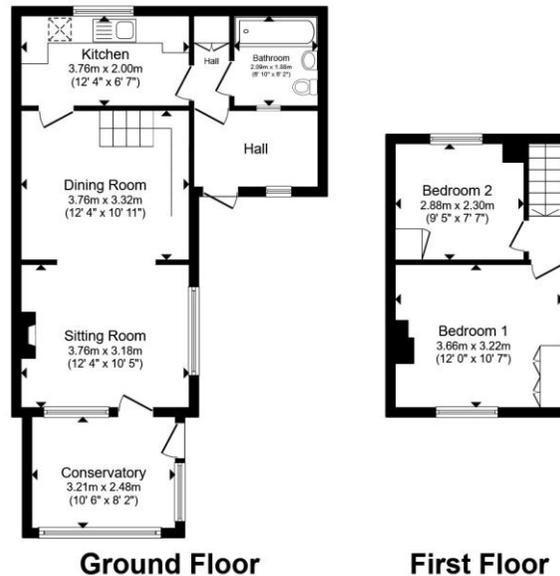
Built-in wardrobe, radiator & double glazed window.

Bedroom Two

Built-in cupboard, radiator & double glazed window with field views.

Outside

The property has a gravel driveway providing parking for 2 cars. The front garden is laid to lawn with well stocked borders and extends to the side and rear of this property with a garage.



Total floor area 74.3 m² (800 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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welcome to

Woodbine Cottage, Blacksmiths Lane, Erpingham, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- For Sale via Auction
- Semi-Detached Cottage
- 2 Bedrooms
- Superb potential
- Generous Plot

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

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYS110194 - 0002

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