



**Acres Way, Drayton, Norwich, NR8 6UT**

**welcome to**

**Acres Way, Drayton, Norwich**

**\*\*OFFERED FOR SALE VIA MODERN METHOD OF AUCTION\*\* AND "NO CHAIN".** We are thrilled to offer this ideal first time buy or investment opportunity. This end terrace home offers three bedrooms, lounge/diner, utility/boot room, enclosed rear garden, and access to the en-bloc garage. Act fast!!!



## **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.

### **Entrance Hall**

Upvc frosted double glazed door to side aspect, radiator, and stairs to first floor.

### **Lounge/Dining Room**

Upvc double glazed bay window to front aspect, partial double-glazed door to utility room, under-stairs cupboard and two radiators.

### **Utility Room**

Upvc double glazed window to rear and side aspects, partial double-glazed door to rear garden, a range of base units, and space for tumble dryer.

### **Kitchen**

Upvc double glazed window to rear aspect, a range of wall and base units with work surfaces over, stainless steel single bowl sink with mixer over, oven, hob with extractor over, space for washing machine and fridge freezer, and larder cupboard.

### **Landing**

Upvc double glazed window to side aspect, stairs from ground floor, loft hatch, cupboard, and doors to all rooms.

### **Bedroom**

Upvc double glazed window to front aspect, and radiator.

### **Bedroom**

Upvc double glazed window to rear aspect, and radiator.

### **Bedroom**

Upvc double glazed window to front aspect, and radiator.

### **Bathroom**

Suite comprising upvc frosted double glazed window to rear aspect, panel bath with mixer taps and shower connection, low level wc, pedestal sink, and radiator.

### **Outside**

To the front elevation the garden is enclosed and laid to lawn with picket fence, personal gate and path leading to the front door. This is complemented to the rear of the property with steps down from the rear door leading to a lawned garden and a path to the rear gate where there is access to an en-bloc garage with up and over door.



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## Acres Way, Drayton, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE!!!
- THREE BEDROOMS

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

guide price

**£170,000**



### directions to this property:

Upon entering Taverham from the Reepham road turn left into Thorpe Marriott via Longdale and at the end of the road turn right onto Felsham Way. Take the third left hand turn into Pendlesham Rise and then right into Acres Way. Continue where the property can be found on the right-hand side identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL103444 - 0005

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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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