



Gowing Road, Norwich, NR6 6UL

welcome to

Gowing Road, Norwich

FANTASTIC OPPORTUNITY to create your own style and finish. This two-bedroom semi-detached bungalow is located within a popular residential area and must be viewed quickly to avoid missing out! Further offering conservatory, garage, carport, driveway parking and (EV) charging point!



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 double glazed external entrance door opening to front aspect, giving access to living/dining room and kitchen.

Living/Dining Room

Glazed window to front aspect, radiator, feature chimney breast with inset electric fire, and wooden flooring.

Kitchen

A range of wall and base units with work surfaces over, space for free-standing, inset cooker/oven, extractor fan, stainless steel sink and drainer, space

for fridge freezer, radiator, dual aspect glazed windows to front and side aspect, and external entrance door to side aspect.

Inner Hallway

Giving access to both bedrooms and shower room.

Shower Room

Suite comprising shower cubical, wc, vanity with inset wash basin, glazed window to side aspect, and access to loft space which also houses the combination gas fired central heating boiler and is accessible via a pull-down ladder.

Bedroom One

Glazed window to rear aspect, and radiator.

Bedroom Two

Glazed window to side aspect, radiator, and internal doors and windows opening to conservatory.

Conservatory

Of upvc construction on a brick base, with radiator and upvc double glazed sliding door opening to rear garden.

Outside

Externally to the front of the property is a driveway providing off-road parking, with steps leading up to front entrance door. There is a carport with double doors that further leads to the rear of the property which mainly laid to lawn and gives access to the detached garage and is enclosed by panelled fencing and brick-walling.



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Gowing Road, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached Bungalow
- Two Bedrooms

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

guide price

£210,000

directions to this property:

From the William H Brown office proceed along the Reepham Road heading towards the Norwich city direction taking the second left hand turn onto Gowing Road and the take the first right hand turn, also Gowing Road where the property can be found on the right-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103597 - 0006

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