





Reepham Road, Norwich NR6 5QH

william h brown

welcome to

Reepham Road, Norwich

This four-bedroom semi-detached home is a blank canvas waiting for your creative touch. With versatile living spaces designed to adapt to your lifestyle, whether you are a growing family or a professional seeking extra room. NO ONWARD CHAIN! - Call the office today.













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 Lobby

External entrance door opening into lobby, and further internal door opening to hallway. Upvc double glazed windows to front aspect.

Hallway

Giving access to living/dining room and kitchen. Stairs rising to first floor landing.

Living/Dining Room

Carpeted, upvc double glazed window to front aspect, feature fire surround with inset gas fire, radiators, and doors opening to kitchen and internal patio sliding door opening to conservatory.

Kitchen

A range of wall and base units with work surfaces over, space for low level fridge, plumbing for washing machine, electric hob, extractor fan, double oven, upvc double glazed window to rear aspect, and door leading to wc.

Wc

Suite comprising toilet and wash hand basin, upvc double glazed window to rear aspect and integral door opening to garage store.

Integral Garage Store

With power and up and over door.

Conservatory

Of upvc construction on a brick base with door opening to rear garden.

First Floor Landing

Giving access to all four bedrooms, bathroom and store cupboard.

Bedroom One

Substantial bedroom with dual aspect upvc double glazed windows to front and rear aspects, carpeted, and radiator.

Bedroom Two

Carpeted, built-in wardrobes, radiator, and upvc double glazed window to rear aspect.

Bedroom Three

Upvc double glazed window to front aspect, carpeted, and radiator.

Bedroom Four

Currently used as a home office with fitted shelving and workspace but could revert to a functional fourth bedroom/nursery, radiator, and upvc double glazed window front aspect.

Bathroom

Suite comprising walk-in shower, wash hand basin set into a vanity unit, wc, and radiator.

Outside

Driveway laid to slabs, offering off-road parking, and shingle garden, and shrubbery. To the rear the of the property is a hard-landscape garden laid to shingle and slabs, a variety of shrubs and planters, shed and enclosed by brick walling and panelled fencing.

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Reepham Road, Norwich

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

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

directions to this property:

From the W H Brown office in Hellesdon continue in the direction of Norwich city and the property can be found on the right-hand side identified by our W H Brown for sale.

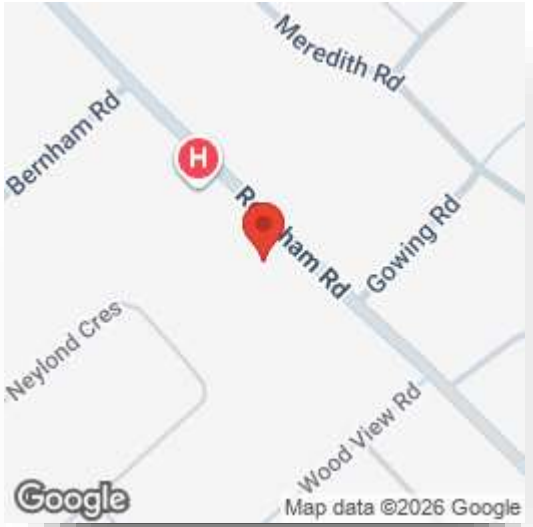
guide price

£290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103507

The Property Ombudsman

Property Ref:
HEL103507 - 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.

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