





Rivermead,Stalham NR12 9PJ

william
h brown

welcome to

Rivermead, Stalham

Spacious two bedroom bunglaow in the sort after broadland location of Stalham. Property consists of Entrance Porch and Hallway, Kitchen, Lounge, two bedrooms, Bathroom, Front and back garden and Garage.













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 Porch & Hallway
Entrance Porch
Part glazed uPVC entrance door, windows to front and side aspects, door giving access to;

Hallway
Radiator, power points, built-in cupboard housing electric meters, doors leading off;

Kitchen
Window to side aspect, part glazed door to side, a range of fitted units with rolled edge work surface, stainless steel sink drainer, power points.

Lounge
Window to front aspect, radiator, power points, thermostat, tiled fireplace surround with tiled hearth with an electric coal effect fire, the chimney could be unsealed for an open fire, door giving access to small hallway and then;

Bedroom One
Window to rear aspect, radiator, power point, built-in wardrobe.

Bedroom Two
Window to rear aspect, radiator, power points.

Bathroom
Side facing obscure glazed window, panelled bath with tiled surround and electric shower over, pedestal hand wash basin with tiled splash back, low level w.c..

Front And Rear Garden
lawned front garden, driveway extending to the side with gates leading onto a garage with a front facing up and over door, side service door. To the rear is an enclosed garden, laid to lawn with a patio to the rear of the property, timber garden shed, greenhouse, external oil fired boiler and oil storage tank, external lighting.

Modern Method Of Auction
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional



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welcome to

Rivermead, Stalham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Garage and Driveway Parking

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

guide price

£160,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWS108304 - 0010

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

01692 581034

stalham@williamhbrown.co.uk

52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.