



Earlham Green Lane, Norwich NR5 8RB

welcome to

Earlham Green Lane, Norwich

This two bedroom property offers ample off-road parking and a courtyard garden to the rear. It is situated within the sought after area of NR5, close to the UEA & hospital.

Viewings are highly recommended to fully appreciate this fantastic investment opportunity!



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.

Lounge

10' 10" x 13' 8" (3.30m x 4.17m)

Window to side, bay window to front, fireplace, understairs storage cupboard, wooden flooring and radiator.

Kitchen

8' 9" x 7' 10" (2.67m x 2.39m)

Windows to front & side, wall & base units, work surfaces, electric oven, electric hob, stainless steel sink/ drainer, partially tiled and laminate flooring.

Bedroom One

10' 10" x 14' 2" (3.30m x 4.32m)

Windows to front & side, built in cupboard, carpeted floor and radiator.

Bedroom Two

9' 1" x 14' 2" (2.77m x 4.32m)

Windows to front & side, carpeted flooring and radiator.

Shower Room

Window to rear, shower cubicle, wash hand basin, wc and laminate flooring.

Exterior

To the front, there is a dropped kerb offering access to vast off-road parking, laid with shingle with fencing and gated access.

To the rear, there is an enclosed courtyard garden with walled and gated access to driveway.



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Earlham Green Lane, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Off-road parking & courtyard garden

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

guide price

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR139262 - 0004

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