



**Woodland Road, Hellesdon Norwich NR6 5RQ**

**welcome to**

**Woodland Road, Hellesdon Norwich**

**\*\*NO UPWARD CHAIN\*\*** This flexible detached family home could either offer occupants four bedrooms or three bedrooms with two reception rooms. Furthermore, it is situated within a maturing residential area of Hellesdon, and is perfectly situated for schools, bus links and local amenities!



## 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 to front aspect, storage cupboard, stairs to first floor landing and gives access to the lounge and kitchen.

## Kitchen

A range of wall and base units with work surfaces over, four ring electric hob and built in electric oven, stainless steel sink with mixer tap, space for fridge freezer, plumbing for dishwasher, upvc double glazed window to rear aspect, storage cupboard and doors opening to lounge and conservatory.

## Lounge

Upvc double glazed bay fronted window and wood effect flooring,

## Conservatory

Of upvc construction on a brick base and plumbing for washing machine

## Snug/Optional 4th Bedroom

Upvc double glazed window to rear aspect, and radiator.

## First Floor Landing

Giving access to all three bedrooms and airing cupboard.

## Bedroom One

Upvc double glazed window to front aspect, built in wardrobes and radiator.

## Bedroom Two

Upvc double glazed window to rear aspect, built in wardrobe, and radiator.

## Bedroom Three

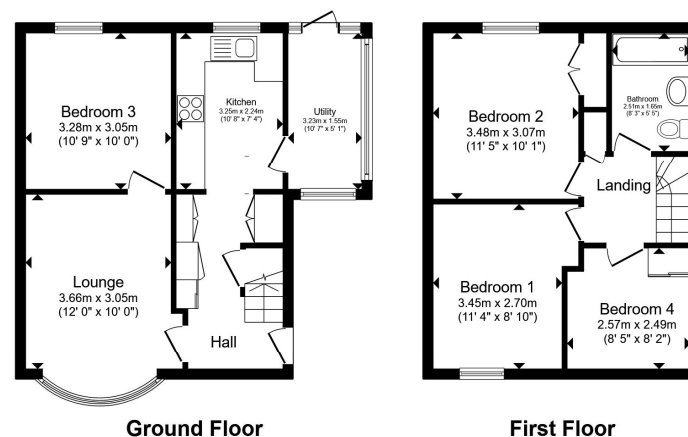
Upvc double glazed window to side aspect and store cupboard.

## Bathroom

Suite comprising bath with shower screen and overhead shower, wash hand basin set into a vanity unit, wc and heated towel rail.

## Outside

Situated on a corner plot, the front of the property is greeted with a hard standing path leading to the front entrance door. The garden continues round the side elevation which is mature and laid to lawn with various shrubs and bushes, and gated access to the side elevation also gives access to the rear garden which is mainly laid to lawn with a slabbed patio area and enclosed in the main by panelled fencing.



Total floor area 82.3 m<sup>2</sup> (885 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## **Woodland Road, Hellesdon Norwich**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!!!
- DETACHED HOUSE

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

guide price

**£280,000**

### **directions to this property:**

From William H Brown office follow Reepham Road and take first right hand turn on to Bernham Road, follow the road to the t-junction and turn right onto Woodland Road where the property can be found 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:  
HEL103435 - 0004

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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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