

2 bed bungalow to buy in IP20

Pemberton Road, Harleston, Norfolk, IP20 9JJ

£205,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate ‘exchange of contracts’ available
- Large kitchen/diner
- Two double bedrooms
- EPC Rating E

Key Information

- Council Tax: Band C
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

The historic market town of Harleston is set in the picturesque Waveney Valley and offering a beautiful assortment of many historic buildings and fine church. The town benefits from excellent local schooling and boasts a wide range of day to day amenities, including independent shops, supermarket (with second supermarket proposed) a doctor's surgery, chemist, delicatessen, gym, public houses and several coffee shops. Harleston's popular Wednesday market adds to its vibrant appeal. For the commuter, the nearby town of Diss (just a 15-minute drive away) provides a direct train line to London Liverpool Street and Norwich.

Located within a quiet cul-de-sac, this detached bungalow, which is brought to the market with no onward chain, offers versatile and well-proportioned accommodation. The property features two double bedrooms, a spacious kitchen/diner with ample storage and a useful pantry, as well as a separate living room with an open fireplace and large bay window that fills the space with natural light. The accommodation is served by a well-appointed wet room comprising a power shower, WC, and wash basin.

Externally, the property benefits from a generous rear garden, predominantly laid to lawn and enhanced by a variety of mature fruit trees, shrubs, and hedges. Providing a private and peaceful setting, it is the perfect space to relax and enjoy during the warmer months.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure is carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £205,000

Property Type: Bungalow

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

LIVING ROOM

3.61m x 3.35m (11'10" x 10'11")

KITCHEN

3.63m x 5.79m (11'10" x 18'11")

SIDE PORCH

PANTRY

0.89m x 1.96m (2'11" x 6'5")

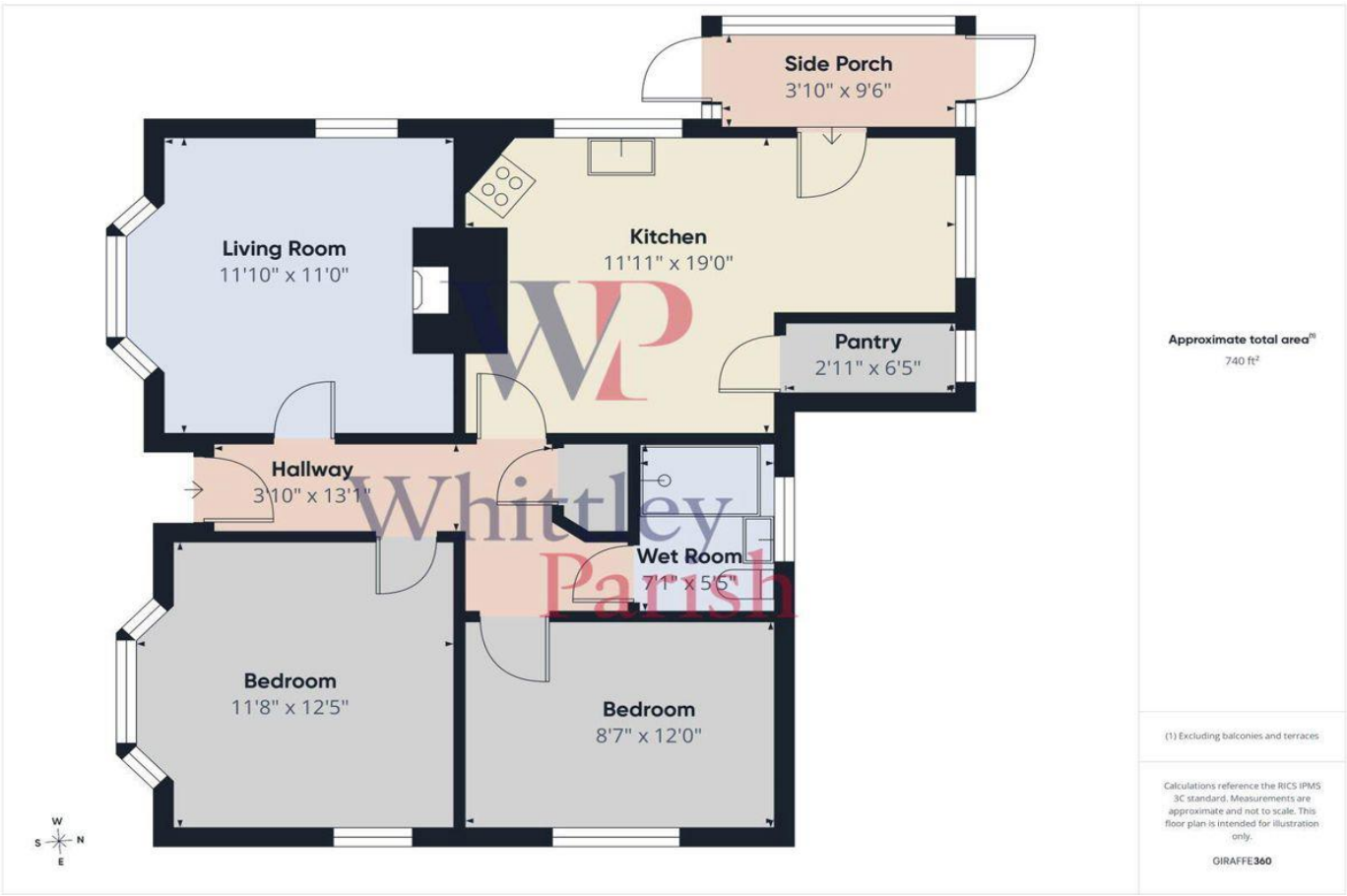
BEDROOM

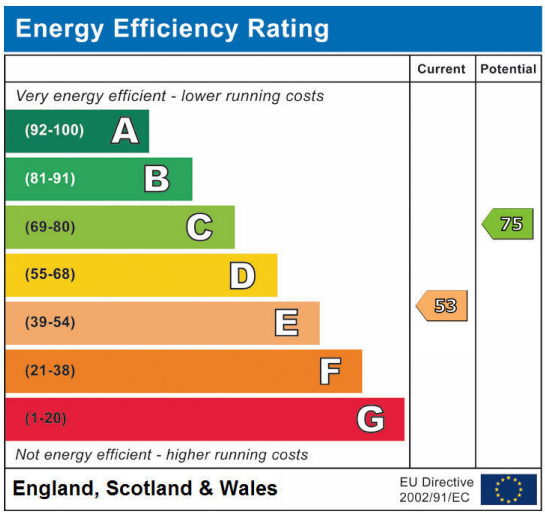
3.56m x 3.78m (11'8" x 12'4")

Bedroom 2

2.62m x 3.66m (8'7" x 12'0")

WET ROOM





Pemberton Road, Harleston, Norfolk, IP20 9JJ

Contact your local branch today for more information on this property:

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