

2 bed detached bungalow to buy in NR12

Crowden Road, Bush Estate Eccles-on-Sea, Norwich, Norfolk, NR12 0SJ

£135,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Open-plan style living, dining and kitchen areas with clearly defined spaces
- Two bedrooms (or home office)
- EPC Rating F

Key Information

- Council Tax: Band A
- EPC Rating: F
- Heating supply: Liquefied petroleum gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Intermittent

Arrange a viewing

Joe Nicholson
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- Flexible viewing slots
- Accompanied viewings

Description

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

If you're searching for something a little different, where lifestyle is just as important as the property itself, this detached bungalow in Eccles-on-Sea could be exactly what you've been waiting for.

Situated on the popular Bush Estate and offered with no onward chain, this non-standard construction bungalow offers spacious, characterful accommodation in one of North Norfolk's most peaceful coastal locations. Just a short stroll from the beach, you'll enjoy quiet coastal walks, fresh sea air and a relaxed pace of life, away from the hustle and bustle of the larger seaside resorts.

Inside, the property has a wonderful sense of individuality. The accommodation flows beautifully, with an open-plan feel between the living, dining and kitchen areas while still creating distinct spaces for relaxing, dining and everyday living. There are two bedrooms, a modern shower room and plenty of natural light throughout.

Outside, the property continues to impress. The gardens provide several seating areas to enjoy the sunshine, while the range of outbuildings offers fantastic versatility. Currently used as a hobby room, workshop and potting shed, one of the buildings has been finished to such a high standard, with heating, lighting and carpeting that it could easily become a home office, guest accommodation or additional living space.

With driveway parking, excellent outside space and easy access to Cromer, Stalham and the wider North Norfolk coast, this is a home that offers not only a place to live, but a wonderful way of life.

Agent's Comments

For me, this isn't just about the bungalow, it's about the lifestyle that comes with it. Being able to walk to the beach in a matter of minutes and enjoy a quieter stretch of coastline is something that many buyers dream about.

I also love how versatile the property is. The main accommodation is full of character and the outbuildings add another dimension altogether. Whether you need a hobby room, workshop, home office or somewhere for visiting family to stay, there's so much flexibility here.

If you're looking for something unique, peaceful and close to the coast, I would highly recommend arranging a viewing.

Vendor's Comments

My home is in a beautiful part of the North Norfolk coast.

I have loved living on this quiet, friendly private estate for more than 13 years.

I know this would make a lovely home for someone seeking the tranquil pace of life.

Our home is quirky and very functional with plenty room for all life's essentials.

We have created a garden space where we relax and enjoy the Norfolk sunshine.

Stalham is only a short drive away and has all the necessary amenities.

I have found Eccles on Sea a happy, safe, friendly place to live.

Only giving up my cosy, quirky home because Scotland has called me home.

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 are 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.

Auctioneers Additional Comments

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: A

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Detached Bungalow

Parking: Driveway

Construction materials: Timber frame

Roofing type: Concrete roof tiles

Known property issues: Asbestos

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: Yes

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: Liquefied petroleum gas

Electric: National Grid

Water: Direct mains water

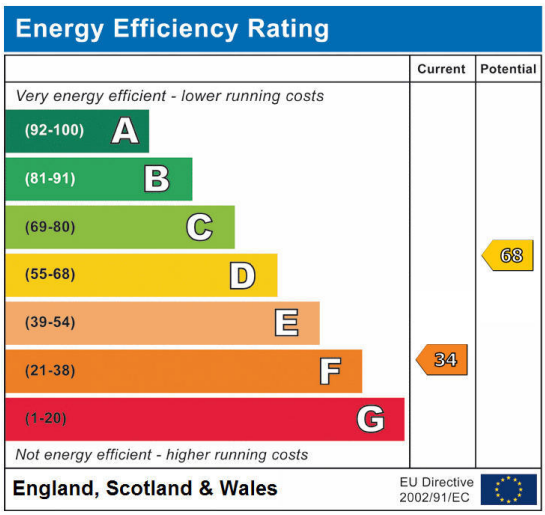
Water meter: Yes

Sewerage: Septic Tank

Air conditioning: No

Broadband: Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Intermittent



Crowden Road, Bush Estate Eccles-on-Sea, Norwich, Norfolk, NR12 0SJ

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

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