



Moorland Close, Norwich NR7 8HD

welcome to

Moorland Close, Norwich

Situated in the popular suburb of Sprowston, this three-bedroom semi-detached home on Moorland Close offers fantastic potential for modernisation and personalisation. Featuring a spacious lounge, separate dining room, conservatory, garage and three well-proportioned bedrooms.



Located within a quiet residential cul-de-sac in the sought-after area of Sprowston, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property.

The ground floor comprises an entrance hall leading to a generous lounge, providing plenty of space for relaxing and entertaining. A separate dining room connects to the kitchen and offers access to the conservatory, creating a versatile additional living space overlooking the rear garden.

Upstairs, the first floor features three bedrooms, including two comfortable doubles and a further single bedroom which could also be utilised as a home office or nursery. A family shower room completes the accommodation.

Externally, the property benefits from a detached garage and offers excellent potential for improvement throughout. Requiring a programme of modernisation, this home presents an ideal project for first-time buyers, investors or anyone seeking to create a home tailored to their own tastes and requirements.

Conveniently located close to local amenities, schools, transport links and Norwich city centre, this property combines potential, space and a desirable location.

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.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Moorland Close location in Sprowston
- Ideal first-time buyer or investment opportunity

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144545 - 0002

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