



**High Court Redenhall Road, Harleston IP20 9HE**

**welcome to**

## **High Court Redenhall Road, Harleston**

A four-bedroom detached home in Harleston, featuring an open-plan lounge/dining room, modern kitchen, two ground-floor bedrooms, two bathrooms, and two further bedrooms upstairs. Outside offers a large enclosed garden, plus a driveway and garage.

### **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**

Front door, radiator, stairs to bedrooms, hard flooring.

### **Cloakroom**

W/C, radiator, wash basin, hard flooring.

### **Lounge**

Window to front and side aspect, radiator, carpet flooring.

### **Dining Room**

Sliding door to side aspect, radiator, carpet flooring.

### **Bathroom**

Ground floor, w/c, window to rear aspect, bath tub, tiled wall around bath, radiator, wash basin.

### **Kitchen**

Window to rear aspect, wall and base units, built in sink, space for standard size white goods, serving hatch, integrated oven cooker, electric hob.

### **Landing**

Access to two bathrooms and bathroom, carpet flooring.

### **Bedroom 1**

Window to rear aspect, storage cupboards, carpet flooring.

### **Bedroom 2**

Window to side aspect, storage cupboard, carpet flooring.

### **Bedroom 3**

Ground floor, window to front aspect, radiator, carpet flooring.

### **Bedroom 4**

Window to side aspect, radiator, carpet flooring.

### **Bathroom**

W/C, wash basin, bath tub. hard flooring.

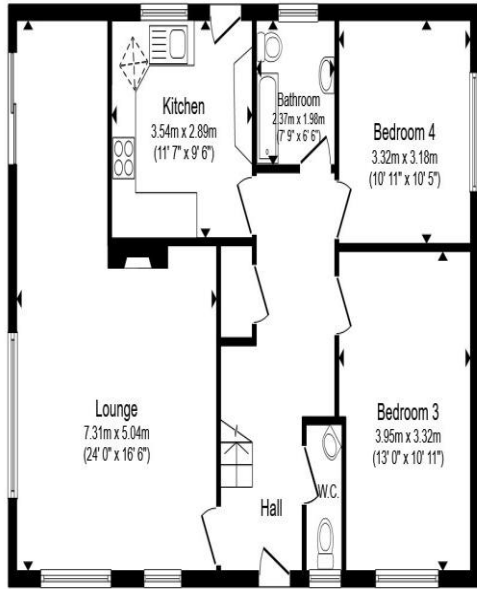
### **Rear Garden**

Patio area, turfed, fenced for boundary.

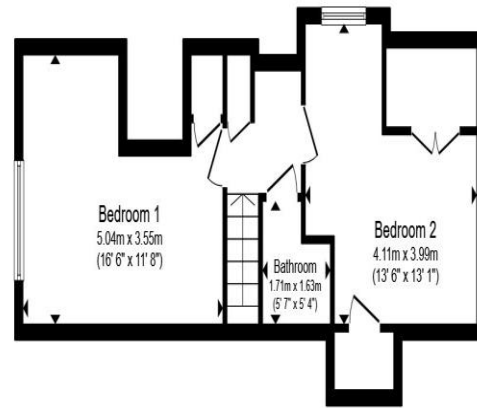
### **Parking**

Off road parking

### **Garage**



**Ground Floor**



**First Floor**

Total floor area 124.1 m<sup>2</sup> (1,336 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)



**welcome to**  
**High Court Redenhall Road,**  
**Harleston**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OFFERED WITH NO ONWARD CHAIN
- A four-bedroom detached home

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

guide price

**£250,000**



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Property Ref:  
DSS111569 - 0005

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