



Rivermead, Stalham Norwich NR12 9PJ

welcome to

Rivermead, Stalham Norwich

Situated a short walk from Stalham High Street, this 2 bedroom, detached bungalow is perfect for those looking to move to the area. The rooms flow effortlessly throughout the property and leads out onto a good sized garden, offering a private family space to enjoy all year round.



Modern Auction

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

Rooms

Entrance Porch

uPVC front door leading to an entrance porch with storage cupboard with radiator & fuse board housed and carpeted flooring.

Lounge/Dining Room

With carpeted flooring, uPVC double glazed window to front and side aspect, radiator x 2 and a fireplace with log burner.

Hallway

With carpeted flooring and airing cupboard with water tank. Doors leading off to:

Kitchen

Fitted with a range of base and wall units, work surface over with stainless steel sink & drainer unit, integral extractor hood and space for cooker & hob, space for an undercounter fridge & washing

machine. Boiler located undercounter and vinyl flooring.

Bedroom One

With carpeted flooring, radiator, uPVC double glazed window to the rear aspect and TV point.

Bedroom Two

With carpeted flooring, uPVC double glazed window to rear aspect and radiator.

Bathroom

Wet room style bathroom with tiled walls and vinyl flooring. Suite comprising WC and ceramic wash basin, power shower and extractor fan. Towel radiator and uPVC double glazed window to side aspect.

External

To the front of the property is a lawned area with low hedging bordering the boundary. Concrete driveway to the front with tandem driveway with ample parking leading to side door and up and over entrance door to garage.

To the rear, the garden is a decent size and mainly laid to lawn with a small patio area. Fencing panels to all sides, oil tank behind the garage. Timber built summer house style shed and a range of shrubs around the boundary.

There is a single garage with a wooden single glazed window to the rear and up and over manual door to the front.



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welcome to

Rivermead, Stalham Norwich

- NO ONWARD CHAIN!
- 2 Bedroom Detached Bungalow
- Garage & Driveway
- Walking Distance to Local Schools and Amenities
- Garden - Not Overlooked

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108636 - 0003

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