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Stalham Road . Norwich . NR12 8EF

Guide Price £210,000

**A TWO BEDROOM SEMI-DETACHED
HOUSE IN A NON-ESTATE LOCATION
WITH A LONG REAR GARDEN.
IMPROVEMENT REQUIRED.
NO ONWARD CHAIN.**

DESCRIPTION This property has the benefit of UPVC double glazed windows and would benefit from some improvement. Located on the edge of the village with easy access to the Norfolk Broads and north east Norfolk's stunning coastline, this house offers potential to extend (subject to planning and Flagship Group approval).

LOCATION The villages of Hoveton/Wroxham have an excellent range of local amenities including shops, supermarket, doctors and veterinary surgery, dentist and opticians, bank, post office, primary and secondary schools and a range of boatyard services. There is a rail and bus service from the village.

AGENT NOTE: We believe the gas boiler is not in working order and it would be the buyer's responsibility to have it fixed once transaction completed.



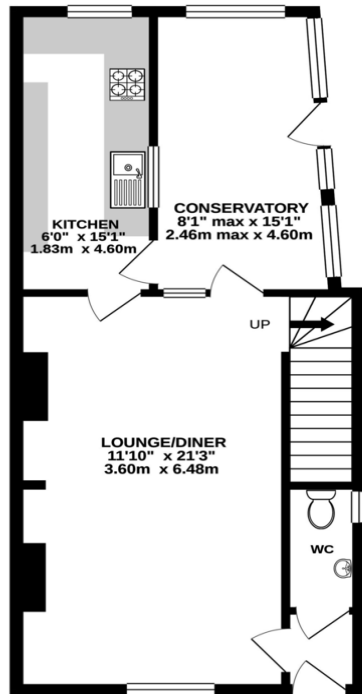
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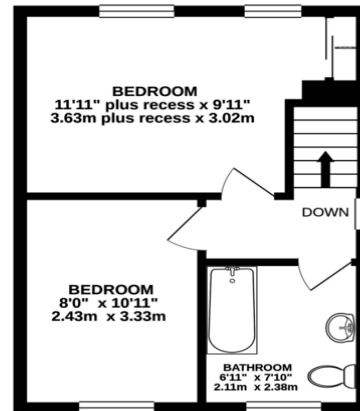
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GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

AGENT'S NOTES: 75 Stalham Road, Hoveton is being offered for sale with no onward chain, but the vendor Flagship Housing does require offers to be accompanied by a completed Declaration of Interest form which is available from Arnolds Keys.

In cases where applicants are purchasing the property with cash funds the vendor also requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.

Please note that grounds maintenance charges may apply and that the property must be marketed for a minimum of 14 days before any offers are to be considered.

There is an engrossment fee of £120 payable by the purchaser upon completion.



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