



12 Church Close

Banningham, Norfolk, NR11 7DY

BROWN & CO



12 Church Close, Banningham, Norfolk, NR11 7DY

A three bedroom semi-detached property in a pleasant location.

GUIDE PRICE - £250,000

Views to front



DESCRIPTION

Older style three bedroom semi-detached house which has been let for many years but is now sold vacant. The property features sealed unit double glazing and oil fired central heating but further improvement, updating and possibly some repair is now required.

Please note: A copy of a brief targeted report is available from the agent's office.

Outside, the front garden is laid to grass and a shingle driveway provides off-road parking. The rear garden is laid to grass with a number of concrete pads, all of which require attention.

LOCATION

The property overlooks the bowling green, public house and St Botolph's Church.

DIRECTIONS

Head away from Aylsham along the bypass towards Cromer, turning right onto the B1145 signposted to North Walsham, Felmingham and Banningham. After a short distance bear

left onto Church Road and proceed up to the junction. Turn right and then immediately left into Church Close and the property will be found on the left.

AGENT'S NOTES-

- (1) No. 12 Church Close 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 the agents.
- (2) The vendor also requires, where possible, exchange and completion to take place within 28 days of an offer being accepted and reserves the right to abort the sale if this condition is not met.
- (3) 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.
- (4) Please note that all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship Housing but buyers are encouraged to conduct their own searches.
- (5) There is an engrossment fee of £120 payable by the purchaser upon completion.

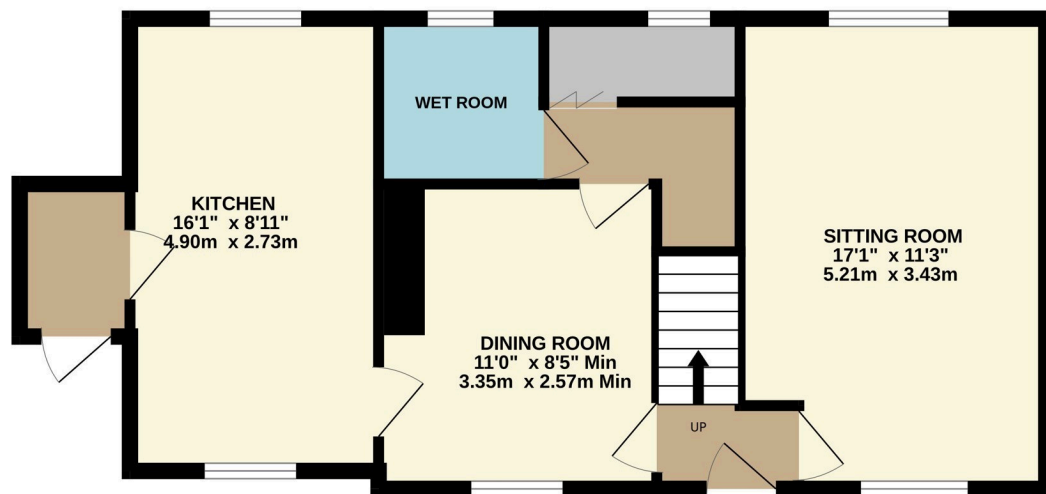
- (6) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

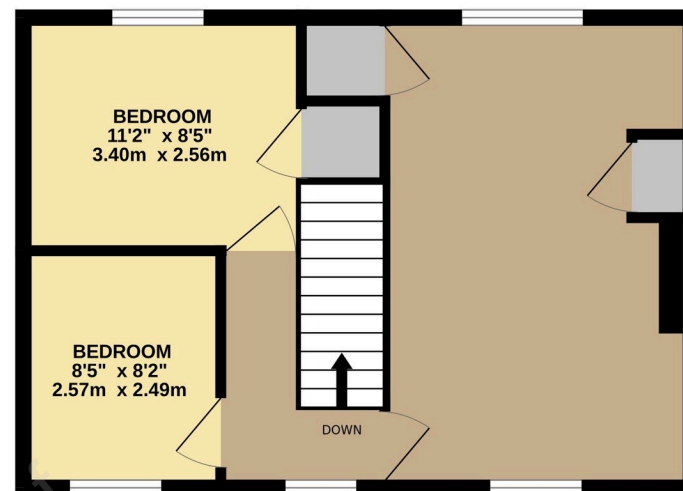
View to rear



GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 81 B
69-80	C		
55-68	D	← 61 D	
39-54	E		
21-38	F		
1-20	G		

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