



**Hamilton Close, North Walsham NR28 0AQ**

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**Hamilton Close, North Walsham**

**\*\*NO ONWARD CHAIN\*\*** This two bedroom first floor flat allowing easy access to North Walsham town centre would make an ideal first time buy or investment purchase and boasts one allocated parking space.



## 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

Double glazed door to the front aspect, stairs leading to first floor, radiator, carpeted flooring and access into loft space.

## Lounge

Double glazed window to the front aspect, radiator, television point, intercom and carpeted flooring.

## Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink drainer, electric oven and hob, plumbing for washing machine, space for fridge/ freezer, storage cupboard, airing cupboard, gas central heating boiler and a double glazed window to the front aspect.

## Bedroom One

Double glazed window to the rear aspect, radiator, intercom and carpeted flooring.

## Bedroom Two

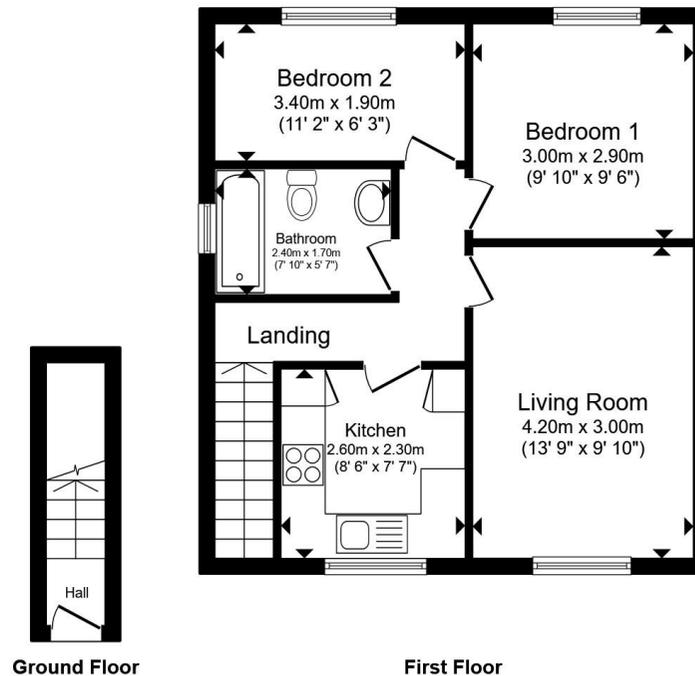
Double glazed window to the rear aspect, radiator and carpeted flooring.

## Bathroom

Suite comprising WC, wash hand basin, bath with shower over, radiator, vinyl flooring and a double glazed window to the side aspect.

## Exterior

The property offers one allocated parking space.



Total floor area 49.6 m<sup>2</sup> (534 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)

  
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## Hamilton Close, North Walsham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Close Proximity to North Walsham Town Centre

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£70,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109888 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**