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EPC

Energy Performance Certificate

HM Government

21 Rainbows End, Mill Lane, Bacton, NORWICH, NR12 0HN

Dwelling type:End-terrace bungalow

Date of assessment:20 May 2017

Date of certificate:20 May 2017

Reference number:8806-3805-4129-4327-2533

Type of assessment:RdSAP, existing dwelling

Total floor area:41 m²

Use this document to:

• Compare current ratings of properties to see which properties are more energy efficient

• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 3,006

Over 3 years you could save

£ 1,845

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 102 over 3 years	
Heating	£ 2,049 over 3 years	£ 840 over 3 years	
Hot Water	£ 804 over 3 years	£ 219 over 3 years	
Totals	£ 3,006	£ 1,161	You could save £ 1,845 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

93

40

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 426	
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 69	
3 Low energy lighting for all fixed outlets	£45	£ 36	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 are 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

Rainbows End Park | Bacton | NR12 0HN

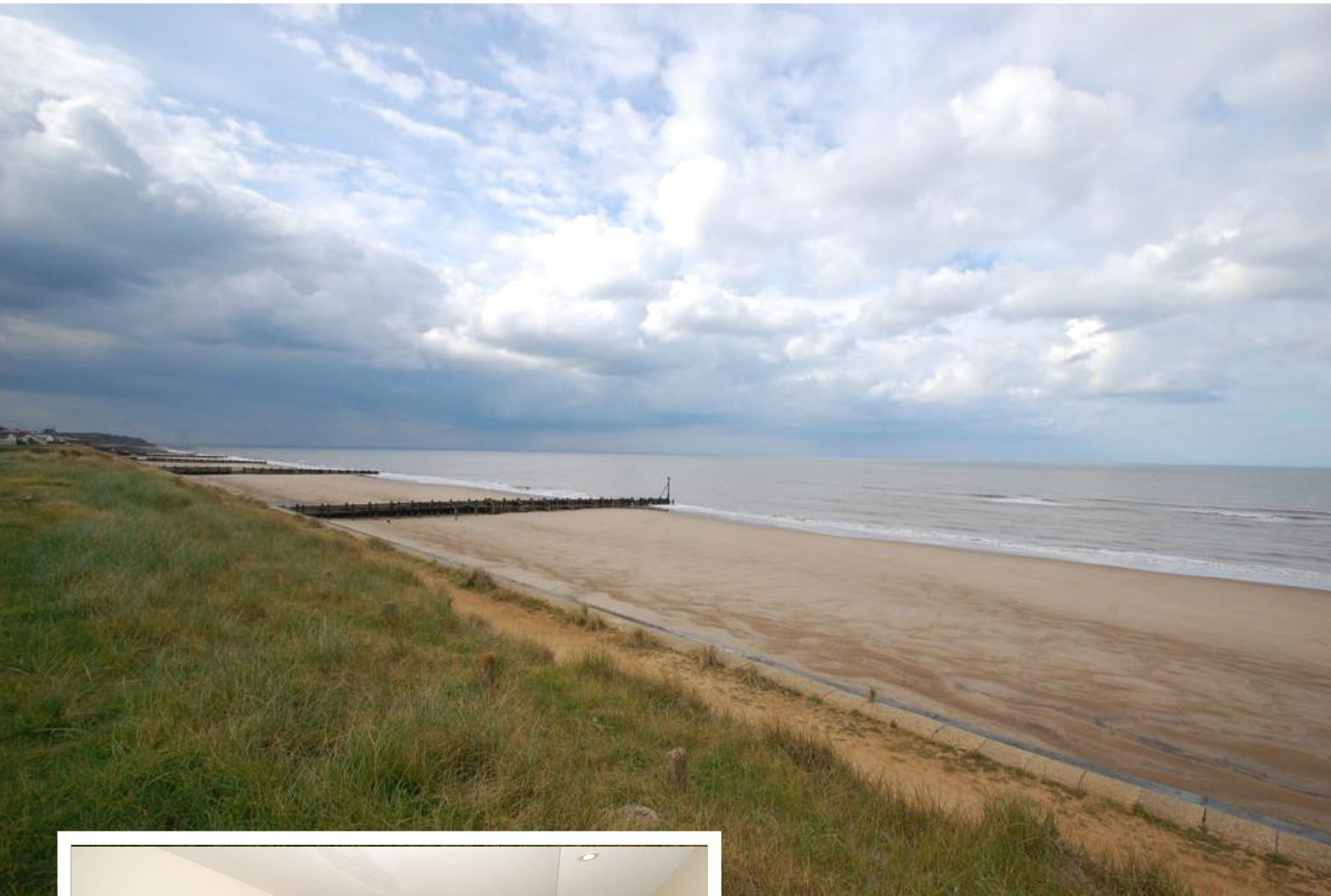
Ideally located for those wanting to escape the hurley-burley of modern life. This modern holiday home is set within the attractive Rainbows End Park located within easy reach of the beach on the beautiful Norfolk coastline. From here you can also visit the resort towns of Cromer, Sheringham and Great Yarmouth or travel inland to explore the Norfolk Broads, Wroxham and the city of Norwich. Ideal as a bolt hole or possibly as an investment with great holiday let potential.

Starting Bid £72,500

- Well presented
- Two bedrooms
- Electric heating
- Parking
- Leasehold

arnoldskys.com | 01692 402357

21 Rainbows End Park, Bacton, NR12 0HN



Property Description

THIS PROPERTY IS FOR SALE BY THE MODERN METHOD OF AUCTION not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve. Bidding starts at £72,500 plus upon close of a successful auction the buyer will be required to put down a non-refundable Reservation Fee of 3.5%.

Ideally located for those wanting to escape the hurley-burley of modern life. This modern holiday home is set within the attractive Rainbows End Park located within easy reach of the beach on the beautiful Norfolk coastline. From here you can also visit the resort towns of Cromer, Sheringham and Great Yarmouth or travel inland to explore the Norfolk Broads, Wroxham and the city of Norwich. Ideal as a bolt hole or possibly as an investment with great holiday let potential.

AGENTS NOTE

Annual Running Costs:

Current Ground Rent	£1,517.20
Current Service Charge	£912.13
Buildings Insurance	£129.81 (excluding VAT)
90 year lease.	



Upvc double glazed front door to:-

LOUNGE

13' 7" max x 12' 8" max (4.14m x 3.86m) With upvc double glazed window to front enjoying sea views, television point, wall mounted electric panel heater, laminate flooring, inset spot lighting, square opening into the kitchen.

KITCHEN

8' 3" x 6' 5" (2.51m x 1.96m) Fitted with a comprehensive range of shaker style base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset single drainer sink and mixer taps, built in electric oven and inset four ring ceramic hob with cooker hood above, integrated fridge freezer and washing machine, tiled floor and splashbacks, upvc double glazed window to rear, inset spot lighting.

INNER HALLWAY

With hatch to loft, access to bedrooms and shower room.

BEDROOM ONE

11' 6" x 6' 9" (3.51m x 2.06m) With upvc double glazed window to rear, wall mounted electric panel heater, inset spot lighting.

BEDROOM TWO

10' 4" x 6' 9" (3.15m x 2.06m) With upvc double glazed window enjoying sea views, wall mounted electric panel heater, inset spot lighting.

SHOWER ROOM

With part tiled walls, fitted with suite comprising corner glazed shower enclosure, pedestal wash hand basin, wc, electric heated towel rail, opaque upvc double glazed window to rear, inset spot lighting.

OUTSIDE

Covered timber deck with balustraded hand rail and sea views. Allocated parking space next to the property.

VIEWING

Strictly by appointment with Arnolds Keys North Walsham on 01692 402357

DIRECTIONS

From North Walsham take the B1150 to Bacton. On entering the village, where the North Walsham Road joins the B1159 Coast Road, continue towards Walcott and after a short distance turn left into Mill Lane. Rainbows End Park is on the right.

AUCTION DETAILS This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% plus VAT subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid