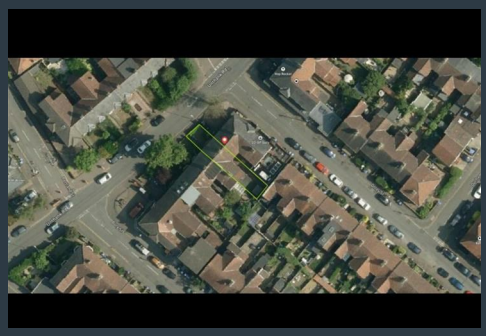
ClaxtonBird Residential
134 Unthank Road
Norwich
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claxtonbird residential







Unthank Road, Norwich, NR2 2AB

By auction £230,000

SOLD AT AUCTION – SOLD AS PARTNER AGENT WITH AUCTION HOUSE EAST ANGLIA

Victorian Hall Entrance Three-Bedroom Mid-Terrace House in the Golden Triangle

This spacious three-bedroom, bay-fronted hall entrance mid-terrace house was built in 1895 and was sold at auction, with ClaxtonBird acting as partner agent.

The property extends to approximately 133 sq m and benefits from partial double glazing and gas central heating. It requires some modernisation, offering an opportunity for a purchaser to realise its full potential.

The property is conveniently located next to a Co-op convenience store, approximately one mile west of Norwich city centre in the popular Golden Triangle.

An ideal purchase for an owner-occupier or investor, the property came to the market for the first time in nearly 50 years.

Description

Accommodation

Ground Floor: Entrance hall, sitting room, dining room, kitchen, utility room, bathroom and WC.

First Floor: Landing, three bedrooms and study.

Outside

Front garden laid mainly to gravel, with an enclosed rear yard and timber shed. Rear access is available via a locked gate and passageway off Onley Street.

Additional Information

Tenure: Freehold

Council Tax Band: D

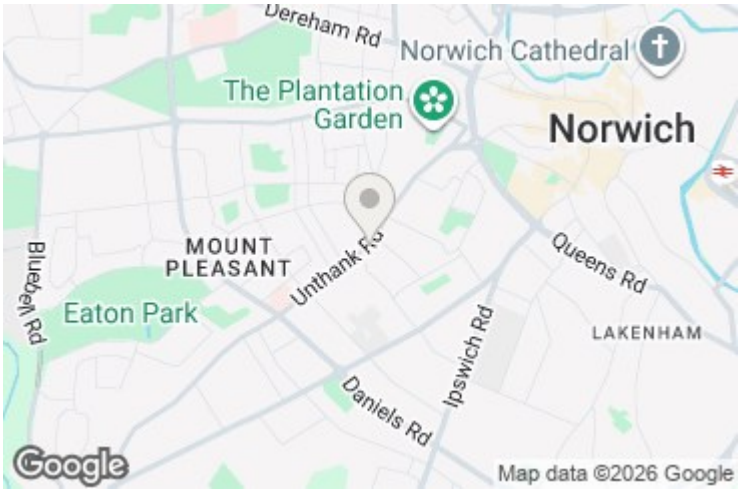
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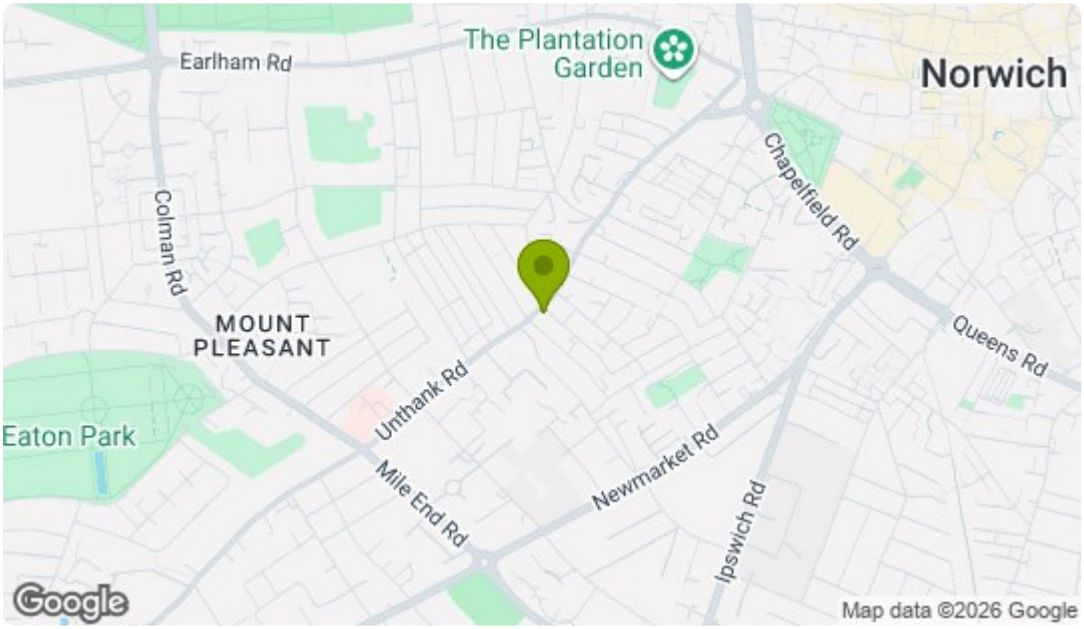
Auction Fees

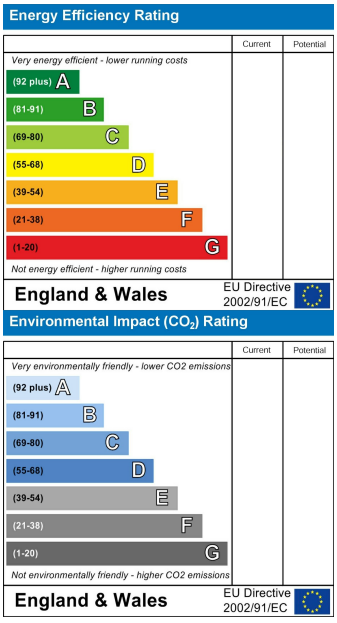
Administration Fee: £1,200 including VAT, payable on exchange of contracts.

Buyer's Premium: £960 including VAT, payable on exchange of contracts.

Disbursements: Please refer to the legal pack for details of any disbursements that may be payable by the purchaser on completion.







1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY