Lease.

"~~MAMETZ~~"

BLOFIELD ROAD

BRUNDALL

"MAMETZ," BLOFIELD ROAD, BRUNDALL

Detached Freehold Bungalow

Gardens and Grounds

WITH VACANT POSSESSION

ALSO, THE SECTIONAL

Garden Room and Revolving Summer House

FOR SALE BY AUCTION
AT THE ROYAL HOTEL, NORWICH
ON TUESDAY, 17th JULY, 1951

At 4 p.m. precisely, in 3 Lots.

Auctioneers :

HANBURY WILLIAMS,
3, Upper King Street,
NORWICH.
Telephones : 21377-8.

Solicitors :

HILL & PERKS,
36, Prince of Wales Road,
NORWICH.
Telephone : 21301 (3 lines).

Particulars

LOT 1.

The brick, rough-cast and brosely tiled

Detached Freehold Bungalow

with every modern requirement and maintained in exceptional repair and decoration, situate fronting and known as

"MAMETZ," BLOFIELD ROAD, BRUNDALL

and containing :—

ENTRANCE PORCH.

Octagonal-shaped ENTRANCE HALL.

DINING ROOM, 15-ft. by 15-ft. into bay, with modern tiled fireplace, raised hearth and kerb, oak mantel and hot water radiator.

BREAKFAST ROOM, 14-ft. 9-ins. by 7-ft., with hot water radiator.

LOUNGE, 30-ft. by 18-ft., with 4 bay windows, modern tiled fireplace, raised hearth and kerb, 2 hot water radiators and oak floor and entrance through Lobby to garden.

KITCHEN, 8-ft. 6-ins. by 8-ft., with " Crane Carlton " independent boiler in recess, shelving, wash-basin (h. & c.) and cupboard.

SCULLERY, with deep sink (h. & c.) and shelving.

HOT AIRING CUPBOARD.

PANTRY.

FRONT BEDROOM, 15-ft. by 14-ft. into bay with modern tiled fireplace, raised hearth and kerb and cupboard.

FRONT BEDROOM, 15-ft. by 14-ft.

BEDROOM, 11-ft. 9-ins. by 9-ft.

BATHROOM, with enclosed bath (h. & c.), 12-gall. " Heatrae " electric water heater, pedestal wash-basin (h. & c.), splash-back, chromium 3-tier hot towel rail and electric radiator.

DRESSING ROOM, with pedestal wash-basin (h. & c.) and 3-tier chromium hot towel rail. Separate pedestal W.C.

DELIGHTFUL GARDEN

sheltered by well-grown ornamental evergreen and flowering shrubs, with lawns, Lily-pool, rockery, herbaceous borders, rose beds ; flag and wireless poles, ornamental garden vase.

Boarded and corrugated

GARAGE

measuring 16-ft. 6-ins. by 11-ft., with concrete floor. Second

GARAGE

measuring 12-ft. 6-ins. by 9-ft. 6-ins. ; excellent Tool Shed, with concrete floor ; rough-cast and corrugated Coal Store ; GREENHOUSE, 21-ft. by 8-ft., with twin-coil hot water piping.

Tomato House

23-ft. 6-ins. by 11-ft. 6-ins. ; 4-light cold frame, 2 fowls' houses and runs ; semi-rotary pump from soft water well.

The fully cropped, highly productive

KITCHEN GARDEN

with fruit trees and bushes in great variety : strawberry and two asparagus beds and concrete edged pathways, the whole containing an area of about

1a. 2r. 30p.

VACANT POSSESSION ON COMPLETION OF THE PURCHASE

May be viewed only by arrangement with the Auctioneers.

OUTGOINGS.

Tithe Redemption Annuity—6s. 6d. per annum. Land Tax—(if any).
Rates (Rateable Value—£36).

Water supply pumped by electric pump from well to storage tanks.

The Heatrae Electric Water Heater in the Dressing Room will be removed but the purchaser will be required to pay in addition to the purchase-money the sum of £ s. d. for fixtures and fittings a schedule of which will be produced in the Sale Room.

Any fixtures and fittings belonging to the Eastern Electricity Board and the Post Office Telephone (Brundall 100) are not included in the sale and may be removed by them respectively.

The property will be sold subject to and with the benefit of all such rights, privileges, liabilities and easements as may legally affect or belong to the same.

LOT 2.

The sectional boarded and felt-roofed

Garden Room

measuring 16-ft. 6-ins. by 10-ft.

LOT 3.

The sectional boarded and felt-roofed

Revolving Summer House

measuring 8-ft. 6-ins. by 6-ft. 6-ins.

Any damage caused to the property by the removal of Lots 2 and 3 must be made good by the respective purchasers of such lots.

The lots may be viewed only by arrangement with the Auctioneers.

CONDITIONS OF SALE

1. The property is sold subject to the following Conditions, and to the Conditions known as " The National Conditions of Sale " (Fifteenth Edition), so far as the latter Conditions are not inconsistent herewith.

2. There will be a reserve price for the property and for each Lot.

3. The deposit shall be ten per cent of the purchase-money, and shall be paid to the Vendor's Solicitors, as stakeholders.

4. The day for the completion of the purchase shall be the 1st day of September, 1951.

5. The Vendor's Solicitors are Hill & Perks of 36, Prince of Wales Road, Norwich.

6. The Vendor sells as Beneficial Owner.

7. The property is sold subject to certain restrictions and stipulations contained in a Conveyance of the 7th day of November, 1906. The said Conveyance is available for inspection at the office of the Vendor's Solicitors at any time prior to the sale and at the time and place of the said sale. The Purchaser shall in the Conveyance of the property to him enter into the usual covenant with the Vendor by way of indemnity to observe and perform the said restrictions and stipulations.

8. The title shall commence with a Conveyance on Sale of the 12th day of October, 1917.

9. The property is sold on the footing that the permitted use thereof for the purposes of the Town and Country Planning Act, 1947, is the use specified in the Particulars of Sale.

10. The property is sold without the right to receive any payment made under Part VI of the Town and Country Planning Act, 1947, in respect of the interest sold.

11. The Vendor shall not be bound to supply any information as regards the standard or net rent of the property, or the application thereto of the Rent Restrictions Acts or any part thereof.

A complete list of Properties currently available for Sale by Messrs.

HANBURY WILLIAMS

appears every Wednesday on the back page of the

Eastern Daily Press

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