



Aldreds
Estate Agents

20 North Road

Gorleston, Great Yarmouth, NR31 6AP

Guide Price £100,000



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Aldreds offer this spacious, centrally located, three bedroom end terrace house. On the ground floor there are two reception rooms, kitchen and a bathroom. Gas central heating and sealed unit glazing. Front forecourt and rear garden. Carpets as fitted are included in the asking price. The property is offered with no upward chain.

Lounge

11'10" x 10'7" (3.62 x 3.24)

Door to front, double glazed window to front aspect, radiator.

Lobby

Stairs rising to landing.

Dining Room

11'10" x 9'4" (3.61 x 2.85)

Understairs cupboard, double glazed window to rear aspect, radiator.

Kitchen

8'11" x 6'7" (2.74 x 2.02)

Base and wall mounted storage units with worktops, sink with drainer, electric hob, electric oven, double glazed window to side aspect, plumbing for washing machine, part tiled walls.

Lobby

Wall mounted gas boiler in storage cupboard, door to garden, door to:-

Bathroom

6'3" x 6'2" (1.93 x 1.88)

Part tiled walls, panel bath, pedestal hand wash basin, low level WC, opaque double glazed window to side aspect, radiator.

Landing

Bedroom 1

11'10" x 10'7" (3.62 x 3.24)

Storage cupboard, double glazed window to front aspect, radiator.

Bedroom 2

11'9" x 9'3" (3.6 x 2.84)

Storage cupboard, double glazed window to rear aspect, radiator, door to:-

Bedroom 3

8'10" x 6'5" (2.71 x 1.98)

Double glazed window to rear aspect, radiator.

Outside

To the front of the property there is a forecourt. To the the rear of the property there is an approximately South facing garden which is paved and astroturfed, timber shed.





Tenure
Freehold

Services
Mains water, electricity, gas and drainage.

Council Tax
Great Yarmouth Borough Council - Band A

Location
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Directions
From the Gorleston office head South along the High Street, continue over the traffic lights into Lowestoft Road, just before the parade of shops turn left into Englands Lane, turn right into Bells Road, turn left into North Road where the property can be found on the right hand side.

Auctioneer Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

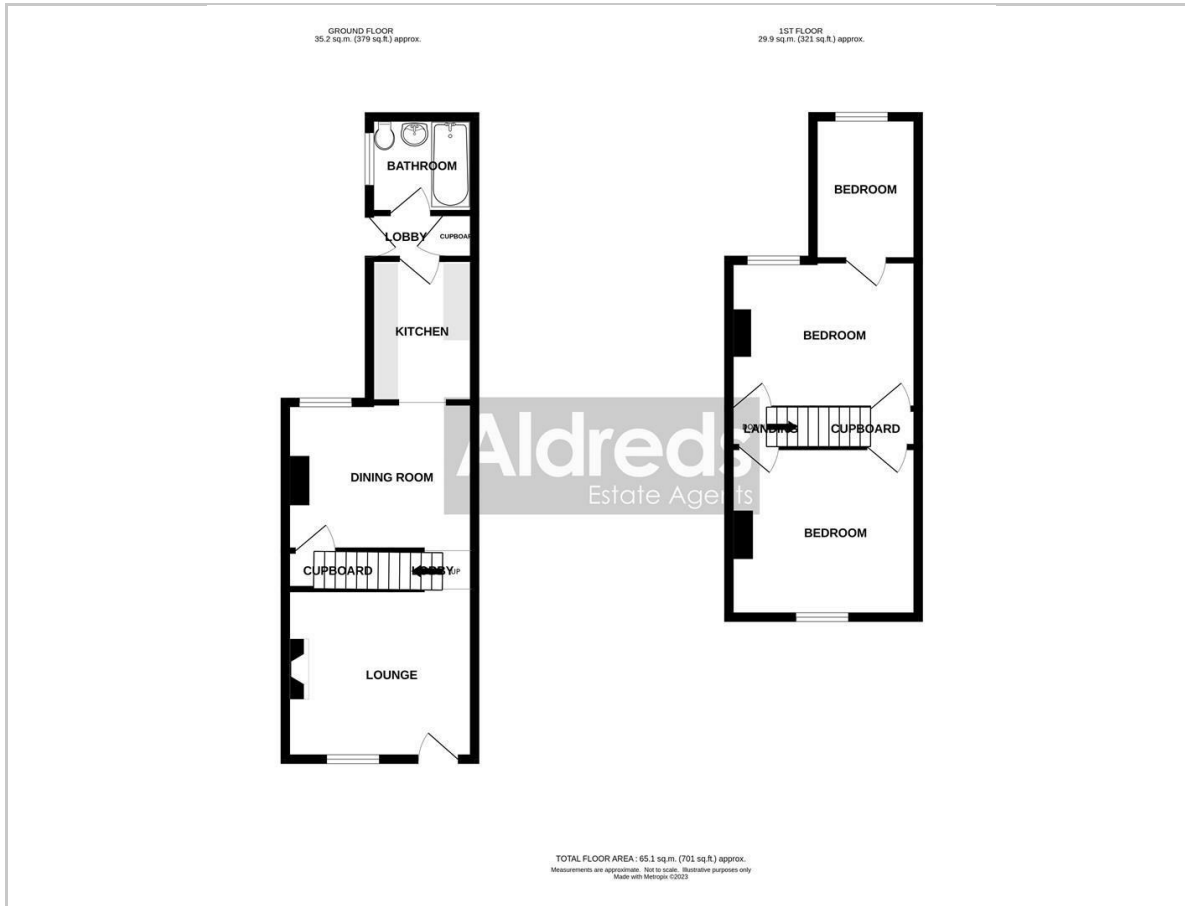
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

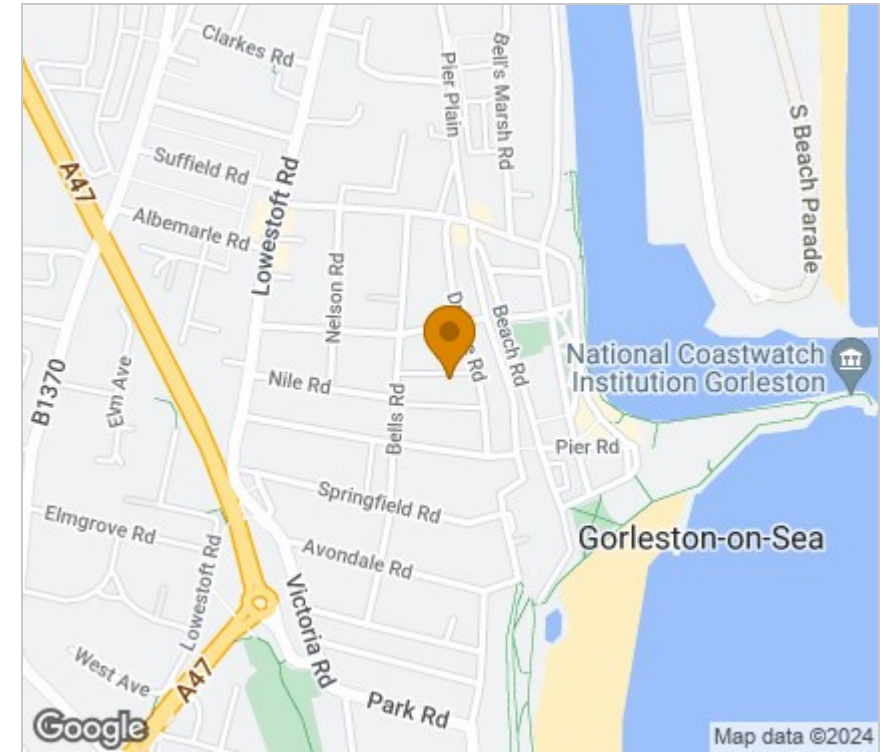
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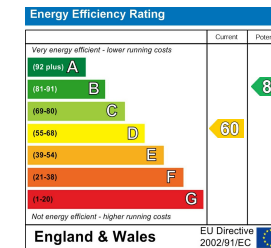
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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