



All enquiries Ref: James Paterson



- **Freehold two floor semi-detached house requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on Beighton Road between its junctions with Hillcrest and Beighton Road. Public transport links include Acle mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A47 which links to the A11 and A146 to the west. Shopping amenities can be found locally within Acle with an extensive range of shops, bars and restaurants being found in Norwich to the west and Great Yarmouth to the east. Recreational pursuits can be found locally at the open spaces of The Broads, and Mid-Yare National Nature Reserve.

Description:

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Three bedrooms
 Ground floor: Two reception rooms, kitchen, bathroom/WC
 Outside: Front, side and rear gardens, shed

EPC rating: D

Council Tax Band: B

Potential:

The property may be suitable for side, rear, or loft extensions to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

