

**Aldreds**  
Estate Agents



15 Newnham Green

Gorleston, Great Yarmouth, NR31 7JS

Guide Price £145,000



## 15 Newnham Green

Gorleston, Great Yarmouth,

NR26 7JG

**\*\*This property is for sale by Modern Method of Auction\*\*** With a driveway, conservatory and approx. south facing garden, Aldreds are delighted to offer this spacious three bedroom ex local authority end terrace house. The ground floor offers an entrance hall, lounge, kitchen/diner and a WC. On the first floor there are three bedrooms and a shower room off landing. Gas central heating and double glazing. No chain

### Entrance Hall

Stairs to landing, door to side, radiator

### Lounge

15'11" x 11'8" (4.87 x 3.56)

Double glazed window to front aspect, radiator

### WC

Low level WC

### Kitchen/Diner

13'6" max x 10'11" max (4.13 max x 3.34 max)

Base & wall units with worktops, double glazed window to rear aspect, sink with drainer, electric hob, electric oven, storage cupboard, door to

### Conservatory

8'11" x 8'8" (2.74 x 2.66)

French doors to garden

### Landing

Radiator

### Bedroom 1

10'3" x 10'3" (3.13 x 3.13)

Walk in wardrobe, double glazed window to rear aspect, radiator

### Bedroom 2

9'2" x 7'7" (2.8 x 2.33)

Double glazed window to front aspect, radiator

### Bedroom 3

11'8" x 6'6" plus recess (3.56 x 2 plus recess)

Double glazed window to front aspect, radiator

### Shower Room

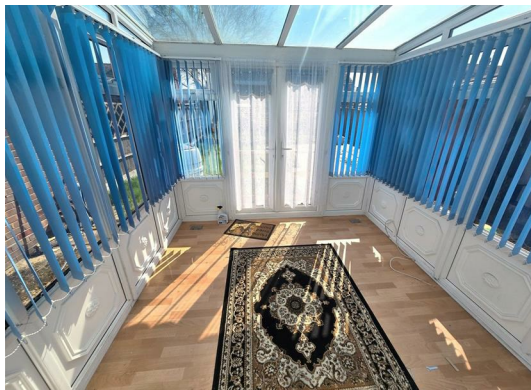
5'8" x 5'4" (1.73 x 1.63)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to rear aspect, radiator

### Outside

To the front of the property there is a driveway. To the rear there is a approx. south facing lawned garden with patio and brick shed





### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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

Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/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. These services are optional.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band B

### Location

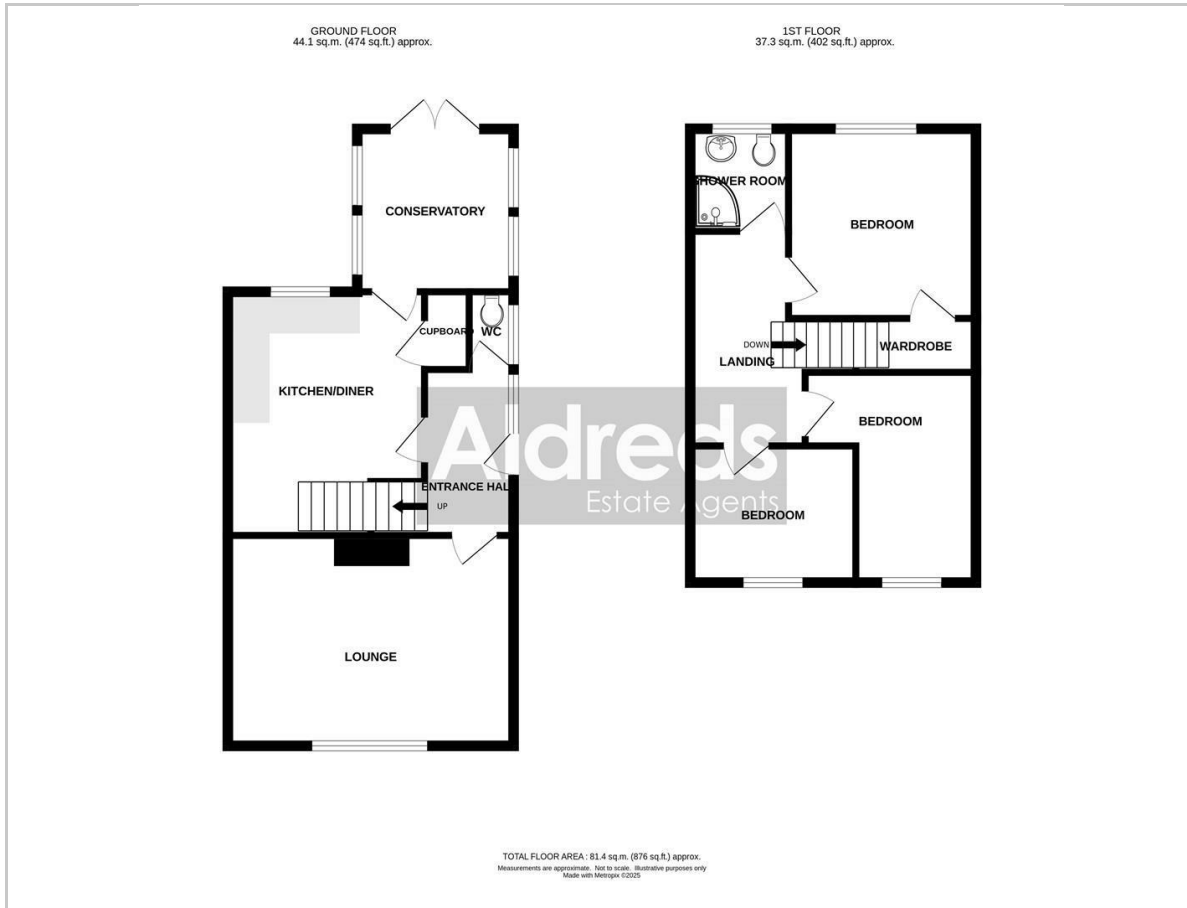
Gorleston-on-Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops \* Golf Course \* Modern District hospital \* Schools for all ages \* Library \* Regular bus services to the main shopping areas and a sandy beach.

### Directions

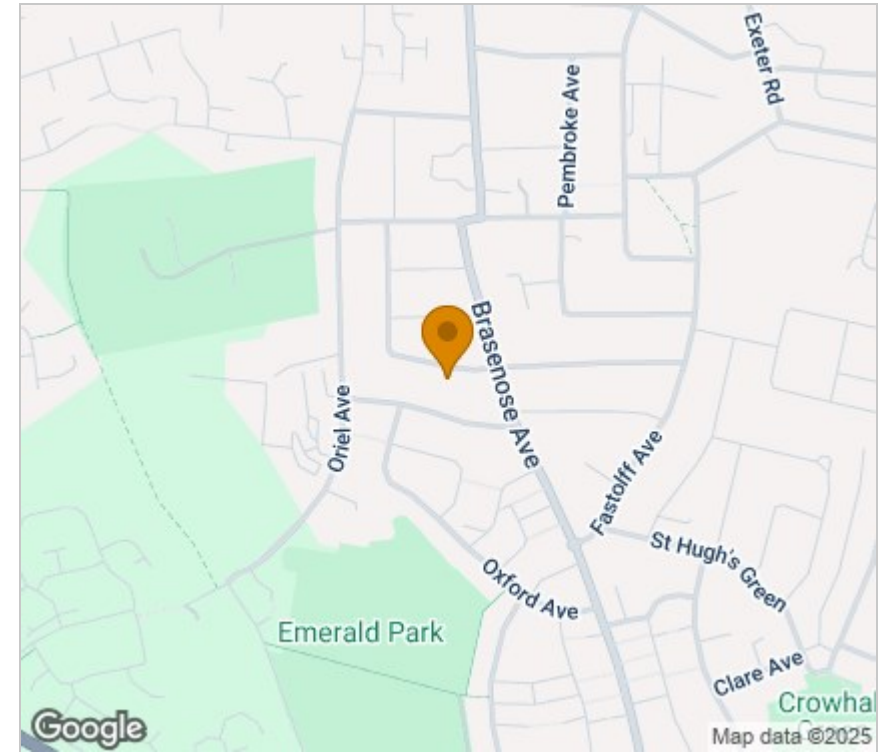
From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout, turn left at the next set of traffic lights into Magdalen Way, take the third turning on the left into Newnham Green where the property can be found on the right hand side.

Ref G18288/04/25

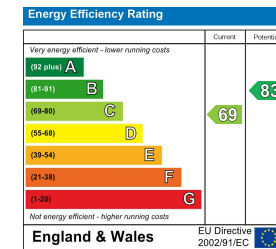
## Floor Plan



## 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 travelling some distance please check with Aldreds on the issue of availability prior to travelling. 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.

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