



Aldreds
Estate Agents

32 Church Road

Gorleston, Great Yarmouth, NR31 6NP

£70,000



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****This property is for sale by Modern Method of Auction****In need of modernisation we offer this spacious three bedroom end terrace house with all bedrooms and bathroom off landing. Hall entrance, two reception rooms and a kitchen. Double glazed. Rear garden with outbuildings. No chain

Entrance Hall

Door to front, storage cupboard, under stair cupboard, stairs to landing

Lounge

13'5" plus bay x 11'0" (4.1 plus bay x 3.36)

Bay double glazed window to front aspect, fireplace

Dining Room

12'10" x 9'6" (3.93 x 2.9)

Bay double glazed window to rear aspect, fireplace

Kitchen

9'6" x 7'6" (2.9 x 2.3)

Double glazed window to rear aspect, door to rear, sink

Landing

Three bedrooms and bathroom off landing

Bedroom 1

13'3" x 10'11" (4.06 x 3.33)

Fireplace, double glazed window to front aspect

Bedroom 2

12'10" x 10'2" (3.93 x 3.11)

Fireplace, double glazed window to rear aspect

Bedroom 3

7'6" x 5'10" (2.3 x 1.8)

Double glazed window to front aspect

Bathroom

9'7" x 6'11" (2.94 x 2.12)

Panel bath, hand basin, low level WC, opaque double glazed window to rear aspect





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 winning bidder will pay £349.00 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 4.5% 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.

Outside

Front forecourt. Lawned rear garden with brick shed, brick store and outside WC

Tenure

Freehold

Services

Mains water, electricity, 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.

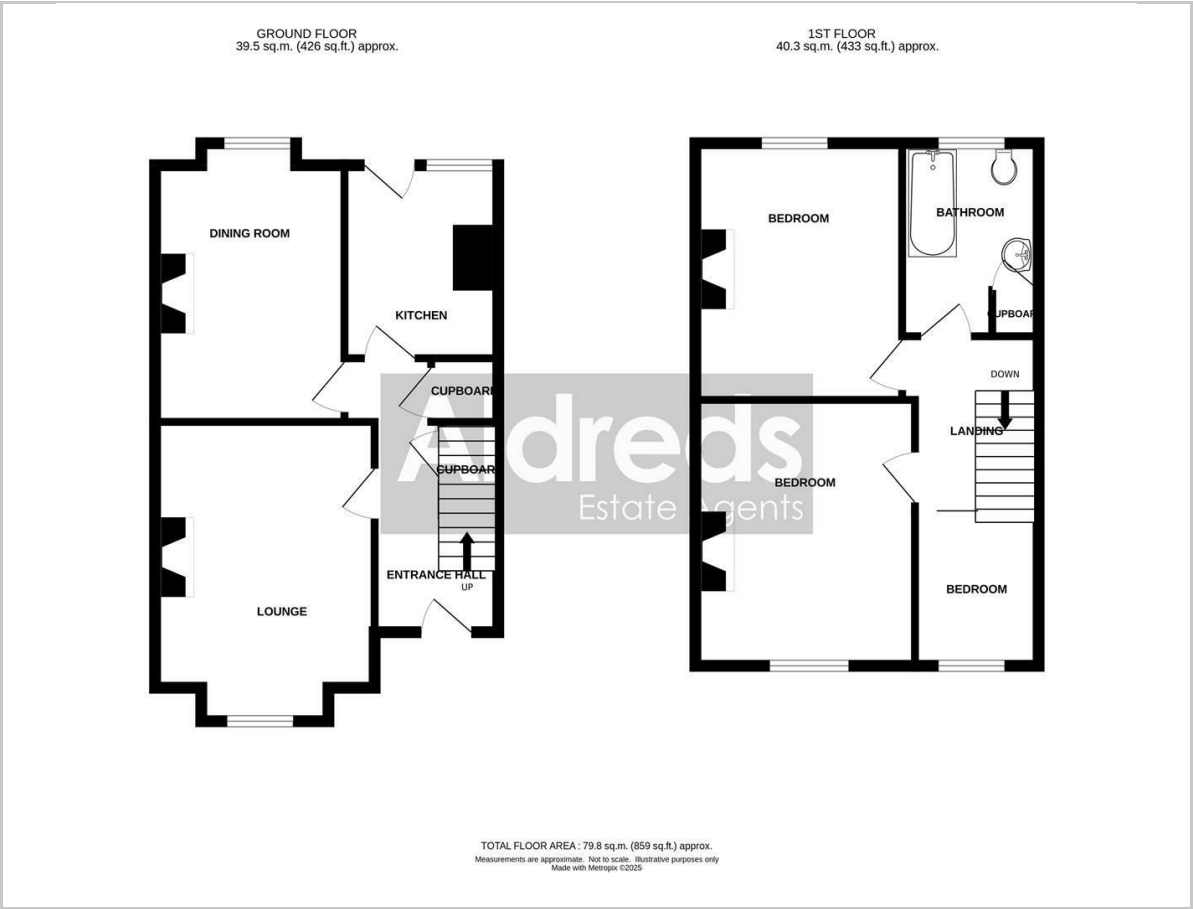
Directions

From Gorleston High Street on foot head up Cross Road, at the end turn right in to Church Road.

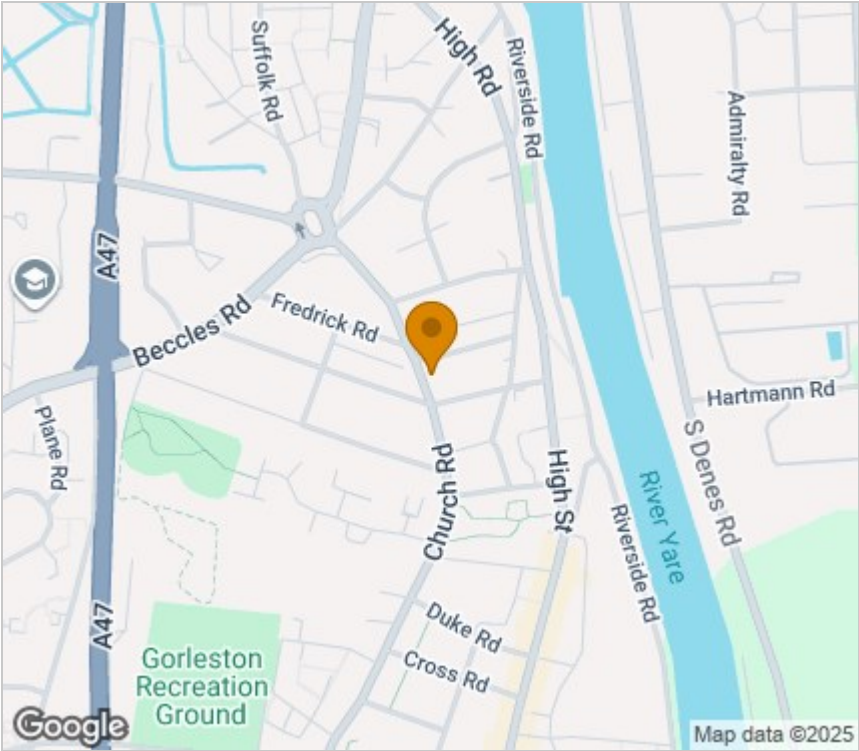
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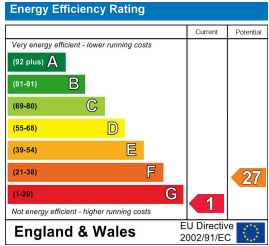
Floor Plan



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 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. 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. There may be a fee for mortgage advice. 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: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA