



Aldreds
Estate Agents

27 Roslyn Road

Gorleston, NR31 7AF

Guide Price £165,000



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****This property is for sale by Modern Method of Auction**** Welcome to this attractive three-bedroom semi-detached home. offering a fantastic opportunity for buyers seeking a chain-free move in the heart of Gorleston town center. Thoughtfully arranged, the property features an inviting open-plan lounge and dining area, ideal for modern living, complemented by a modern bathroom suite and the convenience of gas central heating throughout.

Outside, the home boasts a generous rear garden, providing ample space for relaxation, recreation, or future landscaping ideas. With its blend of modern comforts, spacious layout, and prime location just moments from local amenities and transport links, this property presents an excellent chance to secure a charming home in a highly sought-after area.

Entrance Hall

Double glazed door to front, vinyl floor, access to lounge/dining room, radiator, stairs to first floor with under stairs cupboard with electric fuse box and meters inside.

Lounge/Dining Room

13'1" (lounge) 11'1" x 23'7" (4.0m (lounge) 3.4m x 7.2m)

Carpet floor, double glazed window to front, double glazed double doors to rear, access to kitchen through double doors, fire place, three radiators.

Kitchen

7'10" x 8'6" (2.4m x 2.6m)

Vinyl floor, double glazed window to side, double glazed door to rear, laminate counter tops with over and under counter storage, integrated cooked with induction hob, extractor fan and sink and draining board, space for washing machine. Open access to utility.

Utility

4'7" x 3'7" (1.4m x 1.1m)

Vinyl floor, double glazed window to side, access to WC, wall mounted gas combi boiler, space for fridge freezer, small laminate counter top with cupboard underneath.

WC

2'7" x 4'7" (0.8m x 1.4m)

Vinyl floor, double glazed window to side, radiator, WC, basin.

First Floor Landing

Carpet floor, double glazed window to side, loft hatch, access to 3 bedrooms and bathroom.

Bedroom 1

11'1" x 11'9" (3.4m x 3.6m)

Laminate floor, double glazed window to front, radiator.

Bedroom 2

11'1" x 11'1" (3.4m x 3.4m)

Carpet floor, radiator, double glazed window to rear.

Bedroom 3

7'10" x 7'10" (2.4m x 2.4m)

Carpet floor, radiator, double glazed window to front.

Bathroom

7'10" x 5'6" (8'6" into shower) (2.4m x 1.7m (2.6m into shower))

Laminate floor, two double glazed windows to rear, WC and basin with combined built in vanity, shower cubicle with wall mounted shower, free standing bath tub, heated towel rail.





Outside Front

Grass lawn, concrete path to front door, timber fence boundaries, access to rear around the side of the property.

Outside Rear

Concrete patio, grass lawn, timber fence boundaries.

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, turn left into Roslyn Road where the property can be found on the right hand side.

Council Tax

Great Yarmouth Borough Council - Band B

Tenure

Freehold

Services

Mains electric, water, drainage

What 3 Words

///astounded.request.kingdom

Ref

G18416/11/25

Auctioneers 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).

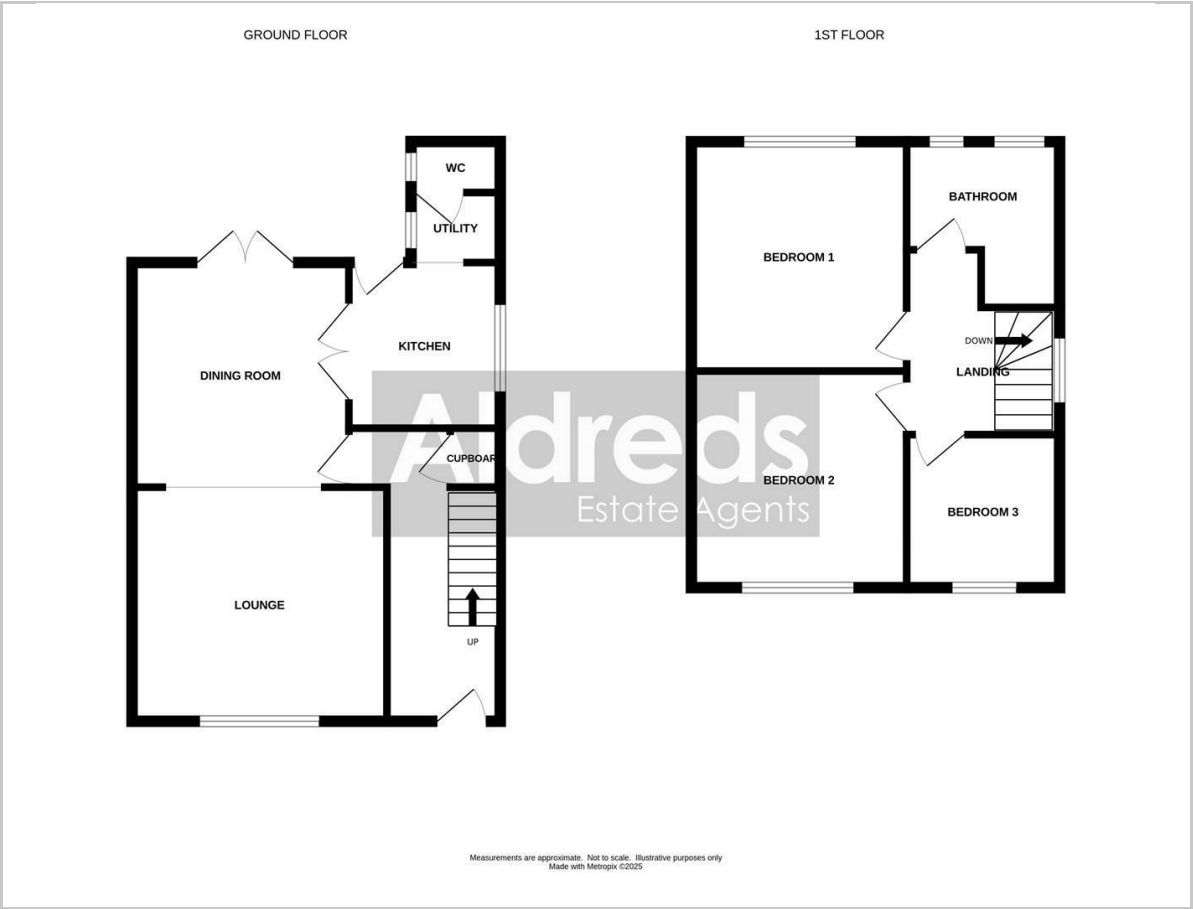
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

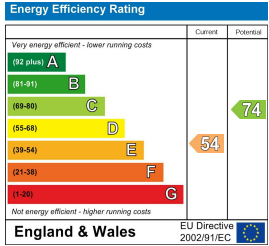
Floor Plan



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.

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