

Aldreds
Estate Agents



32a Sunset Walk

Eccles-On-Sea, NR12 0SX

Guide Price £160,000



32a Sunset Walk

Eccles-On-Sea, NR12 0SX

A two bedroom semi detached bungalow, located in a pleasant, tucked away position within this sought after coastal village location. Now requiring some cosmetic refurbishment and updating, this represents an excellent opportunity for those looking for either a permanent residence or holiday home by the sea. The accommodation offered includes an entrance porch, kitchen, hallway, lounge diner, two bedrooms and a 'wetroom' style shower room. The property has a nicely enclosed rear garden and driveway parking for two cars. Offered with no onward chain.

Entrance Porch

23'1" x 5'0" (7.05m x 1.53m)

Part obscure glazed entrance door with glazed side panel, door to rear garden, wall lighting, power points, cold water supply, wall mounted cupboards, part glazed door giving access to;

Kitchen

11'8" x 8'7" (3.56m x 2.62m)

Window to front aspect, range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, power points, electric cooker point, plumbing for washing machine, storage heater, telephone point, door giving access to;

Inner Hall

With loft access, doors leading off;

Lounge Diner

19'10" x 10'3" (6.07m x 3.14m)

Window to front aspect, storage heater, power points, television point, wall lighting, timber mock fireplace surround.

Bedroom 1

12'8" x 8'9" (3.88m x 2.69m)

Window to rear aspect, storage heater, power points, fitted wardrobe.

Bedroom 2

9'9" x 9'8" (2.99m x 2.95m)

Window to rear aspect, storage heater, power points, open fronted airing cupboard with hot water cylinder with immersion heater.

Shower Room

Wet room style shower room with side inward facing glazed window, fully tiled walls and floor with floor drain, with electric shower over, low level w.c., pedestal hand wash basin, heated towel rail, ventilation, built-in cupboard.





Outside

The property occupies a pleasant tucked away position with vehicular access via a driveway to front, providing ample parking space for a couple of vehicles with a lawned front garden. To the rear of the property there is an enclosed garden with close board panel fencing to boundaries, two garden sheds, a variety of well stocked shrubbery and mature planting.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: A

Energy Performance Certificate (EPC)

EPC Rating: E.

Location

Eccles on Sea is rural coastal village with a lovely sandy beach, situated on the North East Coast between Happisburgh and Sea Palling. The Broadland town of Stalham is approximately four miles away with facilities including a variety of shops, schools, health centre, post office and a supermarket.

Reference

PJL/S9774

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.



Floor Plan



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

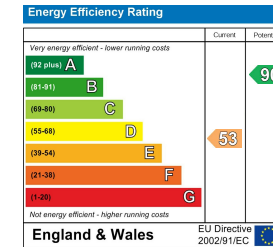
Disclaimer

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.

Area Map



Energy Efficiency Graph



55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA