



The Old Rectory

Somerton Road, Winterton on Sea, Norfolk, NR29 4AW

BROWN & CO



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A substantial former rectory requiring improvement and updating. Gardens of approx 0.82 acre (subject to measured survey)

GUIDE PRICE - £395,000



DESCRIPTION

This substantial seven bedroom detached former rectory has until recently been used by a housing association as a house of multiple occupancy (HMO) but is now sold vacant. The property is situated over two floors, featuring oil fired central heating but further updating and improvement is now required.

The house clearly lends itself to being a fine family home but interested parties are advised to make their own enquiries as to any further potential uses.

Outside, there are front, side and rear gardens surrounding the property, all requiring attention.

LOCATION

Winterton is a popular coastal resort with many amenities and facilities and is located approximately 9 miles north of the well served town of Great Yarmouth.

DIRECTIONS

Head away from Great Yarmouth and proceed through Caister on Sea, exiting along the Scratby Road. Continue onto Yarmouth Road which then becomes Kingsway. Proceed over the roundabout onto Winterton Road, which after a short distance becomes Hemsby Road, and continue

into the village along Bulmer Lane. Where the road bears round to the left, continue around onto Somerton Road and the Old Rectory will be found after a short distance on the left hand side.

AGENT'S NOTES:

- (1) The property is being offered for sale with no onward chain but the vendor, Flagship Housing, does require offers to be accompanied by a completed Declaration of Interest Form and Buyers Qualification Form which are available from the agents.
- (2) The vendor also requires, where possible, exchange and completion to take place within 28 days of an offer being accepted and reserves the right to abort the sale if this condition is not met.
- (3) The property must be marketed for a minimum of 14 days before any offers are considered.
- (4) Please note that all properties built before 2000 will have some degree of asbestos.
- (5) There is an engrossment of £150 payable by the buyer on completion.
- (6) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
- (7) Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract.

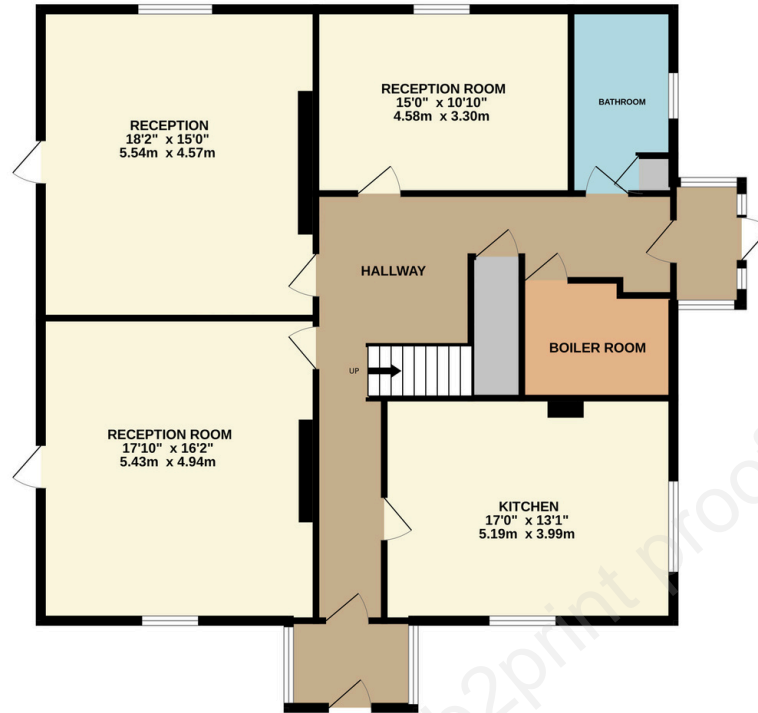
- (8) We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.
- (9) On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

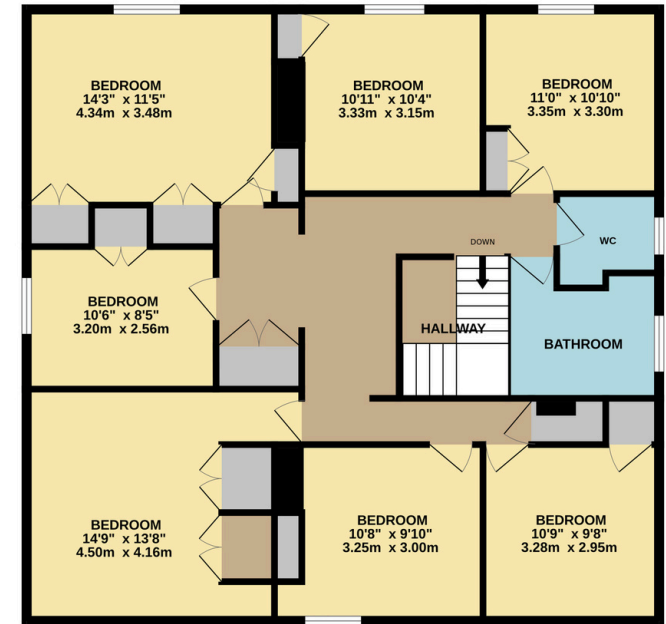




GROUND FLOOR
1392 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA : 2715 sq.ft. (252.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	41 E	
21-38	F		
1-20	G		

IMPORTANT NOTICES

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