

FREEHOLD



House - Townhouse

21 RODNEY ROAD, GREAT YARMOUTH, NR30 2LH

By Auction

£95,000

FEATURES

- Sold via 'Secure Sale'
- Immediate 'Exchange of Contracts' Available
- Town Centre
- Close to Beach
- Terraced House
- Two Double Bedrooms
- Living/Diner
- All Rooms Off Landing



2 Bedroom House - Townhouse located in Great Yarmouth

Auctioneers Comments

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Property Description

Introducing this two bedroom town house which is just a very short walk from St Georges Park, the Beach and the Town Centre. The property itself comes complete with two double bedrooms, large living /diner, first floor bathroom and a courtyard garden.

Porch

7'10" x 3'7"

UPVC sealed door leading into the property, UPVC double glazed window to the side aspect and wood effect vinyl flooring.

Hallway

5'2" x 12'5"

Internal wooden door with glass inserts, radiator, wood effect vinyl flooring and stairway to first floor.

Living/Diner

12'9" x 23'11"

Upvc double glazed window to the front and rear aspect, internal wooden door with glass inserts to kitchen and hallway, feature electric fireplace with wooden mantle, radiators and wood effect vinyl flooring.

Kitchen

5'6" x 11'1"

UPVC double glazed window to the rear aspect and a wooden door leading out into the courtyard, Inset sink unit with mixer tap, range of base cupboards, wall cupboards, drawers and work tops, part tiled walls, laminate floor, radiator, and extractor vent.

First Floor Landing

5'2" x 15'1"

Wooden banister and hand rail, gas fired combination boiler, fitted carpet, loft hatch, access to both bedrooms and bathroom.

Bathroom

8'6" x 5'2"

UPVC double glazed window to the rear aspect with frosted glass, white suite comprising Panel bath with shower overhead and glass shower screen, stand alone wash hand basin, WC low-level suite, radiator, lino floor, part tiled walls and extractor vent.





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Bedroom 1

11'9" x 12'9"

UPVC double glazed window to the front aspect, storage cupboard, radiator and fitted carpet.

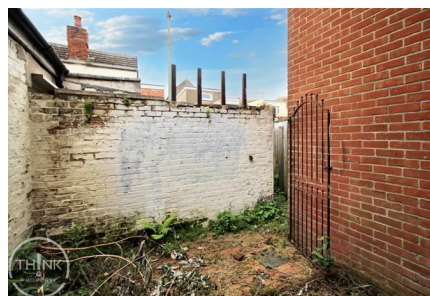
Bedroom 2

12'9" x 11'9"

UPVC double glazed windows to the rear aspect x2, radiator and fitted carpet.

Outside

Brick built wall to the front with metal gate entrance, brick weave leading to property. To the rear is a courtyard garden with gate access.

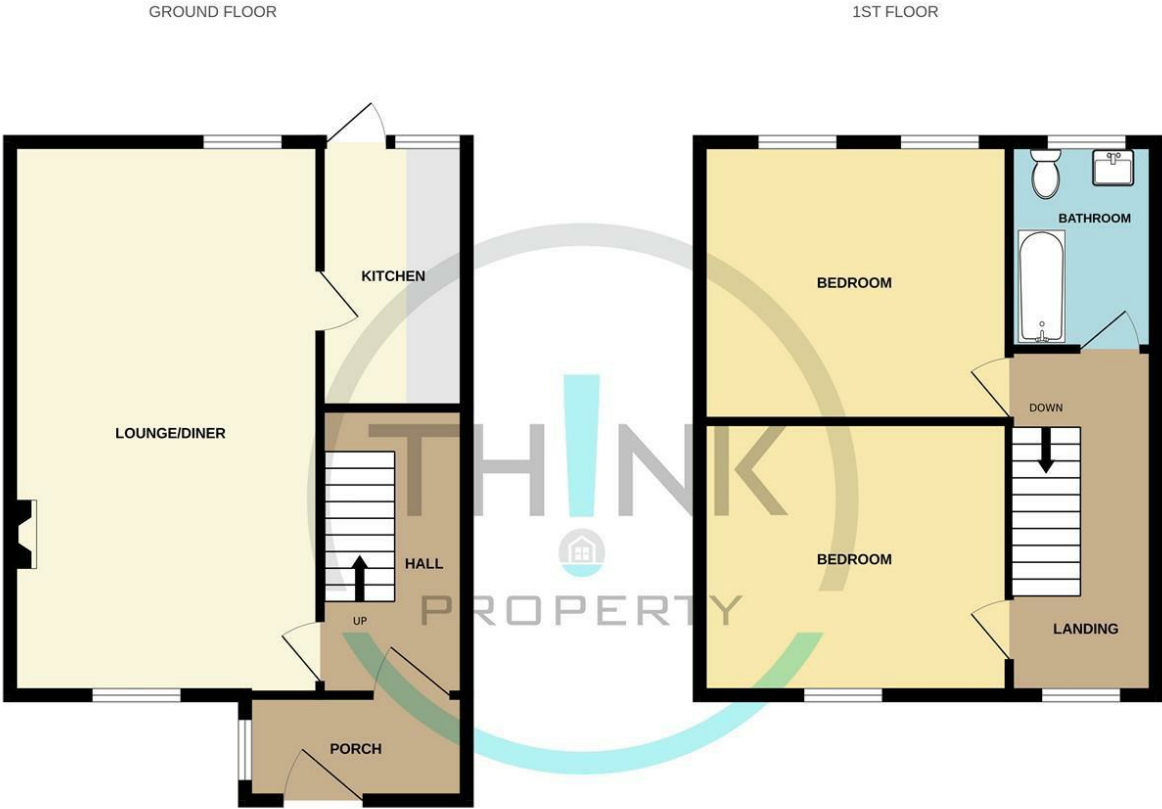


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Council Tax Band

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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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

