



Rosedale Gardens, Belton Great Yarmouth NR31 9PN

welcome to

Rosedale Gardens, Belton Great Yarmouth

Situated in the popular residential area of belton this three-bedroom semi-detached property offers excellent potential for buyers looking to create a bespoke family home



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

7' 10" x 6' 8" (2.39m x 2.03m)

Double glazed entrance door to side aspect. Tiled flooring, radiator, coved ceiling, ceiling light, stairs to first floor landing. Doors allowing access to ground floor reception rooms

Lounge

16' 10" x 14' 9" (5.13m x 4.50m)

A spacious living room, comprising off double glazed window to front and side aspect. Tiled flooring, 2 x radiators, coved ceiling, wall sockets, TV point, and ceiling light

Kitchen

18' x 16' 8" (5.49m x 5.08m)

Double glazed window and French patio doors to rear aspect, allowing direct access into garden. A range of wall/base and drawer storage units, with complimentary worksurfaces over, 1.5 bowl sink and drainer with mixer taps, space and plumbing for washing machine and dishwasher, space for electric oven, concealed extractor over, radiator, tiled flooring, strip ceiling lights, power points, coved ceiling, partially tiled walls, and space for free standing fridge/freezer

First Floor Accommodation

Bedroom One

11' 9" x 8' 8" (3.58m x 2.64m)

Double glazed window to rear aspect. Wood laminate flooring, Built in wardrobe, overbed storage units, ceiling light, radiator, and wall sockets

Bedroom Two

10' 1" x 9' 6" (3.07m x 2.90m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, walls sockets, radiator and built-in storage cupboard

Bedroom Three

7' x 7' 9" (2.13m x 2.36m)

Double glazed window to front aspect. Carpeted flooring, wall sockets, radiator, ceiling light, and built-in storage cupboard

Family Bathroom

6' 5" x 5' 4" (1.96m x 1.63m)

Opaque double glazed window to rear aspect. Panelled bath, low level W/C, wash hand basin, radiator, fully tiled walls and flooring, and ceiling light

Rear Garden

A large, fully enclosed rear garden, with a sturdy brick-built wall boundary, for added privacy, The garden is predominantly paved. Planted with mature trees, potted plants and shrubs. The garden provides plenty of space for outdoor dining and recreation.

Gated access to the rear off the property for easy entry and exit, additionally there is a sloped concrete disabled ramp with metal railing to side

Front Exterior

Aesthetically pleasing front exterior, with paved pathway leading you to the front of the property with an additional gated access to the side entrance. Two shingle areas to side



view this property online williamhbrown.co.uk/Property/WEA108049



welcome to

Rosedale Gardens, Belton Great Yarmouth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Open Plan Kitchen / Dining Area
- Large Front & Rear Garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

£145,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WEA108049



Property Ref:
WEA108049 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT
YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk