



**Barleycroft, Hemsby Great Yarmouth NR29 4NS**

**welcome to**

**Barleycroft, Hemsby Great Yarmouth**

**\*\*CHAIN FREE\*\*** Spacious Family Home. Within a desirable village Location, with amenities easily accessible & Hemsby's sandy Beach within walking distance.



## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Front Garden

Brick weave driveway for ample off road parking, gate leading to side access.

## Entrance Hall Lounge

11' 10" x 16' 5" ( 3.61m x 5.00m )

Wooden laminate flooring, radiator, ceiling light, double glazed window to front aspect.

## Dining Room

12' 4" x 9' 5" ( 3.76m x 2.87m )

Wooden laminate flooring, radiator, ceiling light.

## Kitchen

14' 7" x 8' 2" Max ( 4.45m x 2.49m Max )

Tiled flooring, floor & wall units, built in oven, electric hob & hood, space for fridge freezer, plumbing for washing machine, sink, 2 x radiators, double glazed window to rear aspect, spotlights.

## Conservatory

17' x 8' 6" ( 5.18m x 2.59m )

Tiled flooring, radiator, 1 x wall light.

## Cloakroom

## Garage Room/Bedroom Five

15' 9" x 7' 4" ( 4.80m x 2.24m )

Tiled flooring, radiator, spotlights, double glazed door leading to rear garden.

## Bedroom One

13' 7" x 8' 8" ( 4.14m x 2.64m )

Carpet, radiator, ceiling light, double glazed window to front aspect.

## Bedroom Two

8' 9" x 15' 6" ( 2.67m x 4.72m )

Carpet, radiator, double glazed window to rear aspect, ceiling light.

## Bedroom Three

10' 3" x 9' 1" ( 3.12m x 2.77m )

Radiator, double glazed window to front aspect, ceiling light.

## Bedroom Four

10' 1" x 9' 1" ( 3.07m x 2.77m )

Carpet, radiator, ceiling light, double glazed window to rear aspect.

## Bathroom

Bath, wc, wash hand basin, partially tiled walls, radiator, double glazed window to front aspect, extractor, spotlights.

## Rear Garden

Massive lawned area, decking area for seating.



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## Barleycroft, Hemsby Great Yarmouth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 4/5 Bedrooms
- Detached House

Tenure: Freehold EPC Rating: C

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GTY108696 - 0003

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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.



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