



Shadingfield Close, Great Yarmouth NR30 3JQ

welcome to

Shadingfield Close, Great Yarmouth

****CHAIN FREE**** 3 bedroom detached bungalow, perfect for people looking to move closer to the coast. Conveniently located just a short walk away from the beach and the local attractions.



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.

Front Exterior

Fully enclosed with brick built wall and timber fencing, gated access leads you to a driveway in front of garage with up and over door, with lawned area to side and paved pathway gives access to the front of the property

Lounge

20' 7" x 10' 11" (6.27m x 3.33m)

A perfect central gathering hub to relax as a family,

with 3 x DG windows to front and 1 x DG window to rear aspect, carpeted flooring, 2 x ceiling lights, wall sockets, TV point, radiator

Kitchen/Diner

17' 11" x 10' 10" (5.46m x 3.30m)

A well-appointed kitchen comprising of 2 x DG windows to side aspect. A range of wall and base units with complimentary worksurfaces over, integral double electric oven, gas hob and extractor over, space for free standing fridge freezer, plumbing for washing machine and tumble dryer, 1.5 bowl stainless steel sink and drainer with mixer tap, 2 x ceiling lights, tiled flooring, partially tiled walls, power points and space for dining table

Bedroom One

14' 11" x 10' 10" (4.55m x 3.30m)

DG window to front and side aspect, carpeted flooring, ceiling light, wall sockets, radiator and built in wardrobes

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)

DG window to front aspect, carpeted flooring, ceiling light, radiator and wall sockets

Bedroom Three

10' 11" x 8' 5" (3.33m x 2.57m)

DG window to rear aspect, carpeted flooring, ceiling light, radiator and wall sockets

Bathroom

Opaque DG window to side aspect, panelled bath with overhead shower attachment, wash hand basin with vanity storage unit under, towel rail, fully tiled walls, radiator and carpeted flooring

W/C

W/C and ceiling light

Rear Garden

Large enclosed rear garden predominately laid to lawn with a separate patio area, storage shed to side and planted with mature trees



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Shadingfield Close, Great Yarmouth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****GUIDE PRICE £235,000**** 3 Bedroom Detached Bungalow
- CHAIN FREE

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY108679 - 0002

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.

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