



Row 34, Great Yarmouth NR30 1JL

welcome to

Row 34, Great Yarmouth

****NEW TO MARKET**** Three bedroom mid terraced house, perfect for first time buyers or those looking to invest. The property benefits from a recently newly fitted boiler and PIV unit.



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.

Outside Front

Front garden with brick wall to front.

Lounge

23' 3" x 11' 5" (7.09m x 3.48m)

Carpet, TV point, ceiling light, double glazed window to front and rear aspect, stairs to first floor.

Kitchen

8' 3" x 5' 11" (2.51m x 1.80m)

Fitted with wall and base units, worksurfaces, stainless steel sink and drainer, electric hob, cookerhood, combi boiler, tiled flooring, double glazed window to side aspect, side door to garden.

Bathroom

Double glazed window to side aspect, panelled bath with overhead shower, wash hand basin, W.C, extractor fan, radiator, tiled flooring.

First Floor Bedroom One

11' 3" x 11' 11" (3.43m x 3.63m)

Double glazed window to front aspect, radiator, carpet.

Bedroom Two

11' x 8' 8" (3.35m x 2.64m)

Double glazed window to rear aspect, storage cupboard, carpet.

Bedroom Three

8' 2" x 6' 1" (2.49m x 1.85m)

Double glazed window to side aspect, radiator, carpet.

Rear Courtyard

Enclosed rear courtyard with gated rear access.



view this property online williamhbrown.co.uk/Property/GTY108982



welcome to

Row 34, Great Yarmouth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Thee Bedrooms
- Mid Terraced House

Tenure: Freehold EPC Rating: D

guide price

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY108982



Property Ref:
GTY108982 - 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.

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 331144



greatyarmouth@williamhbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



williamhbrown.co.uk