



Flat 1 Wellesley Road, Great Yarmouth NR30 1EX

welcome to

Flat 1 Wellesley Road, Great Yarmouth

****CHAIN FREE**** Three bedroom basement flat, perfect for first time buyers or those looking to invest. The property is located close to local amenities and is in walking distance to the beach.



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.

Cloakroom

W/C, wash hand basin, and fully tiled walls

Lounge/Kitchen

13' 2" x 24' 6" (4.01m x 7.47m)

Open plan lounge and kitchen.

Lounge - Double glazed bay fronted window, carpeted flooring, rose ceiling light, coved ceiling, TV point, wall sockets, and carpeted flooring

Kitchen - A modern and well-appointed kitchen, with double glazed opaque window to side aspect. A range of wall and base units with complimentary

worksurfaces over, built in electric oven, gas hob and stainless steel canopied extractor over, 1.5 bowl composite sink and drainer with mixer taps, plumbing for washing machine, space for free standing fridge/freezer, wall mounted boiler unit, power points, tiled flooring, ceiling light, and partially tiled walls

Bedroom One

13' 2" Max x 17' 11" (4.01m Max x 5.46m)

Double glazed bay fronted window, carpeted flooring, radiator, ceiling light and wall sockets

Bedroom Two

12' 1" x 14' (3.68m x 4.27m)

Double glazed uPVC door to rear aspect, carpeted flooring, ceiling light, wall sockets and radiator

Bedroom Three

13' 10" Max x 8' (4.22m Max x 2.44m)

Double glazed window to side aspect, carpeted flooring, ceiling light, wall sockets and radiator

Bathroom

Panelled bath, with chrome shower mixer tap attachment, wash hand basin, W/C, fully tiled walls and flooring, heated towel radiator, and ceiling light



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Basement Floor Flat
- Three Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1241.01

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Apr 2012.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109398 - 0015

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