









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, jamsold 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 kltchen, with double glazed opaque window to side aspect. A range of wall and base units with complimentray 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 fride/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

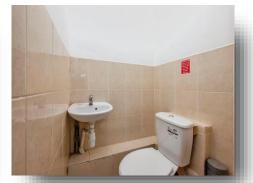
Ground Rent: 100.00

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

view this property online williamhbrown.co.uk/Property/GTY109398



Property Ref: GTY109398 - 0015 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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