



Cromwell Road, Great Yarmouth NR31 0LD

welcome to

Cromwell Road, Great Yarmouth

Chain-free and offered freehold, this two-bedroom, two-bathroom property is in need of full renovation throughout. Perfect for investors or developers, the home offers strong potential and is located close to local amenities and transport links. On-street parking available. Early viewing advised.



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.

Hallway

Laminate flooring.

Lounge

11' 4" x 7' 7" Max (3.45m x 2.31m Max)

Laminate flooring, storage heater.

Dining Room

8' 7" x 11' 7" Max (2.62m x 3.53m Max)

Laminate flooring, window to rear aspect.

Kitchen

9' x 11' 4" Max (2.74m x 3.45m Max)

Tiled flooring, variety wall & base units, sink and

drainer, plumbing washing machine, door leading to rear garden.

Shower Room

Vinyl flooring, W/C, wash hand basin, shower cubicle.

Bedroom One

10' 11" Max x 11' 8" (3.33m Max x 3.56m)

Wooden flooring, window to front aspect.

Bedroom Two

Wooden flooring, window to rear aspect, door leading to bathroom

Bathroom

Vinyl flooring, W/C, wash hand basin, bath, window to rear aspect.



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Cromwell Road, Great Yarmouth

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

Tenure: Freehold EPC Rating: F
Council Tax Band: A

guide price

£80,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109508 - 0013

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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.



william h brown



01493 331144



greatyarmouth@williamhbrown.co.uk



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



williamhbrown.co.uk