



**Aldreds**  
Estate Agents

7 Victoria Street

Great Yarmouth NR30 4JE

Auction Guide Price £70,000





## 7 Victoria Street

Great Yarmouth NR30 4JE

\*AUCTION GUIDE PRICE £70,000\* Aldreds are pleased to offer this part modernised mid terraced house in a popular location that requires a further renovation work. The property offers accommodation comprising of an open plan lounge/dining room, kitchen, cloakroom, small landing and two bedrooms and bathroom. Outside there is a forecourt and small rear yard. Offered Chain Free.

### Open Plan Lounge/Dining Room

20'5" x 11'4" (6.23 x 3.47)

Including the chimney breast and staircase to first floor with open under stairs recess, double aspect single glazed windows, part glazed wood panelled entrance door, door to:

### Kitchen

11'11" x 6'2" maximum (3.64 x 1.90 maximum)

Basic fitted kitchen with single drainer sink unit, base units, electric cooker point, single glazed window to side, part glazed door to rear, door to:

### Cloakroom

Low level wc, single glazed window to rear.

### First Floor Small Landing

High level hot water cylinder with immersion heater, doors leading off to:

### Bedroom 1

11'6" x 10'10" (3.52 x 3.32)

Including the chimney breast, single glazed window to front aspect.

### Bedroom 2

9'1" x 8'11" (2.77 x 2.74)

Single glazed window to rear, door to:

### Bathroom

8'9" x 6'2" (2.69 x 1.90)

Panelled bath, pedestal wash basin, low level wc, tilt and turn pvc double glazed window to rear.

### Outside

To the front of the property is a small walled forecourt. To the rear is an enclosed yard with a gate to a rear service passageway.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, continue over the mini roundabout, turn right into Victoria Street just beyond the zebra crossing and before the parade of shops and follow the road around the bend and bear right, where the property can be found on the right hand side.

### AUCTIONEERS COMMENTS

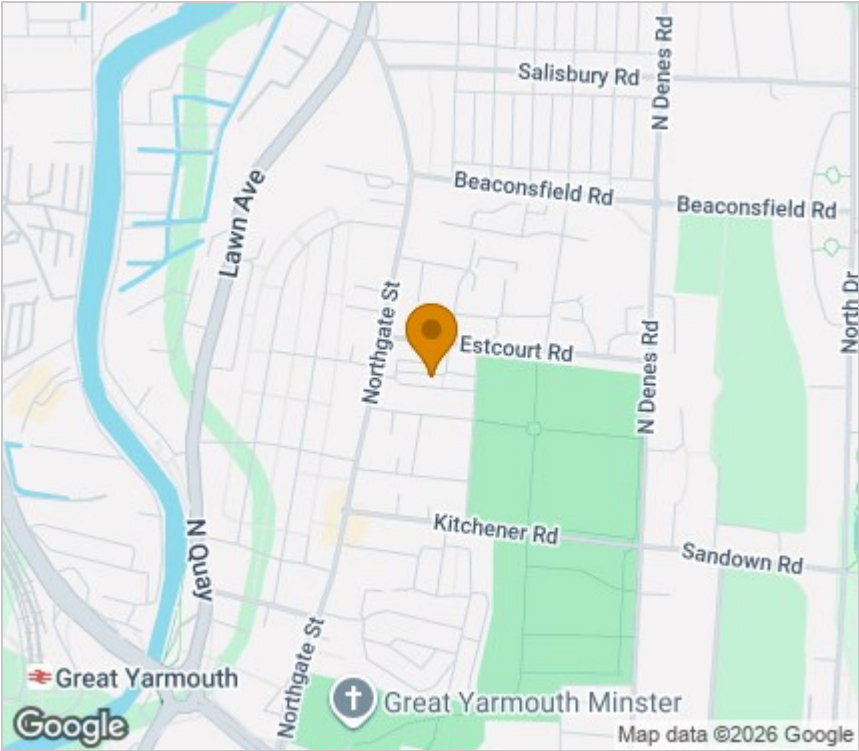
The property is for sale by the Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties' personal data will be shared with the Auctioneer (Iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for Stamp Duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

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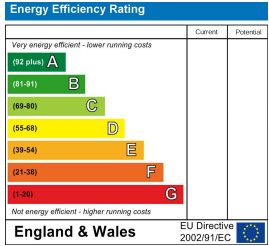
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

**Disclaimer**  
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