

Aldreds
Estate Agents

2 Bradfield Drive, Martham, Great Yarmouth, NR29 4UP

£160,000

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2 Bradfield Drive

Martham, Great Yarmouth, NR29 4UP

Auction Guide £160,000

- PV Solar Panels
- Sale By Modern Method Of Auction (T & C's Apply)
- Two Bedrooms
- Garden Facing Lounge
- Modern Semi-Detached House
- Garage and Parking
- Popular Broadland Village
- Oil Fired Central Heating
- Desirable Location
- Offered with No Onward Chain



Aldreds are pleased to offer this nicely located, modern semi-detached house, situated in the popular Broadland village of Martham. Now offered with no onward chain, this recently re-decorated property offers accommodation including an entrance hall, cloakroom, kitchen, lounge, two bedrooms and bathroom.

The property benefits from oil-fired central heating, PV solar panels providing supplementary hot water supply, uPVC sealed unit double glazed windows, parking and a brick built garage. Early internal viewing is highly recommended.





Entrance Hall
Entrance door, stairs to first floor landing, thermostat, radiator, under stair cupboard, power points, doors leading off.

Cloakroom
Low level WC, pedestal hand wash basin with tiled splashback, radiator, ventilation.

Kitchen 10'2" x 7'3" (3.12m x 2.22m)
Window to front aspect, oil fired boiler for hot water and central heating, radiator, a range of fitted kitchen units with rolled edge worksurface and upstands, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob and stainless steel chimney style extractor, integrated washing machine and dishwasher, fridge/freezer.

Lounge 13'6" x 11'3" (4.13m x 3.45m)
Rear facing window and glazed sliding doors to rear garden, radiators, power points, television point, telephone point.

First floor landing
Radiator, power points, doors leading off.

Bedroom 1 13'6" x 11'5" (4.13m x 3.49m)
Two rear facing windows, radiator, power points, television point, telephone point.

Bedroom 2 11'2" x7'7" (3.41m x2.33m)
Two front facing windows, radiator, power points, television point, telephone point, loft access, airing cupboard housing pressurised hot water cylinder.

Bathroom
Side facing obscure glazed window, panelled bath with panelled surround, shower attachment over, pedestal hand wash basin, low level WC, ventilation, radiator, shavers point.



Outside

The property offers a brick built garage accessed to the rear of the property with parking space in front, a nicely enclosed rear garden with close board panelled fencing to boundaries, mainly laid to lawn with paved pathways, uPVC oil storage tank.

Services

Mains water, electric and drainage

Council Tax

Great Yarmouth Borough Council - Band B

Agents Note

This property is for sale by 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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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 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 £960 inc. VAT. These services are optional.

Location

Martham is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing location. The village offers a wealth of local amenities including shops, pubs, restaurants, doctors surgery, schooling and library. Regular bus links provide access to Great Yarmouth. Visitors and locals play host to events such as the Beer Festival, Scarecrow Festival and Carnival during summer months.

Reference

Directions

From the Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, Following the signs for Martham, turn left onto Repps Road and proceed into the village, passing The Green, continue into White Street, turn right into Bradfield Drive, where the property can be found a short way along on the right hand side, located by our FOR SALE board.



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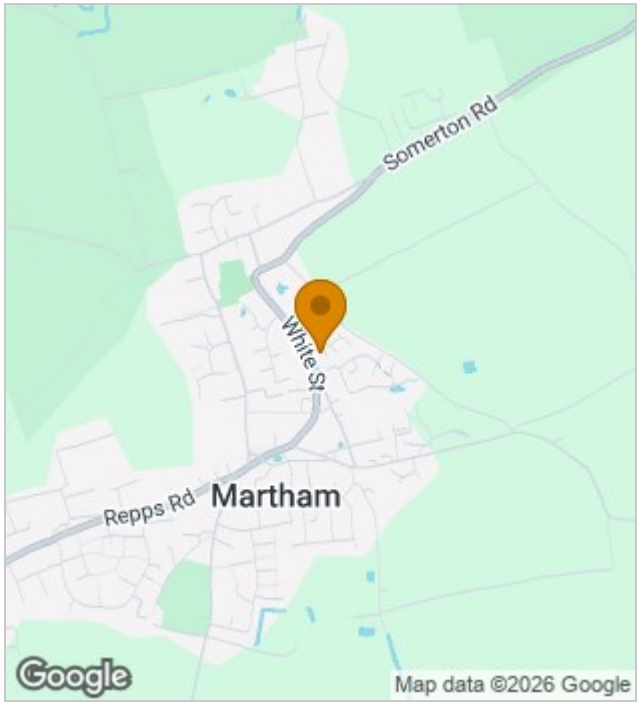




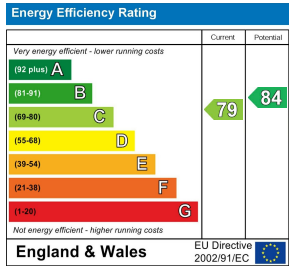
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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