

Aldreds
Estate Agents



Blackdoor Cottage 1 The Street, Runham, NR29 3AH

Auction Guide £145,000



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Blackdoor Cottage 1 The Street

Runham, Great Yarmouth, NR29 3AH

- End Terrace Cottage
- Two Bedrooms
- 5.22m Lounge with Exposed Floorboards & Ceiling Beam
- Enclosed Courtyard Style Garden
- Some Minor Repair & Cosmetic Improvement Required
- Spacious Accommodation
- Generous Kitchen/Diner
- Oil Fired Central Heating
- Desirable Rural Village Location
- Offered With No Onward Chain

Aldreds are pleased to offer this extremely spacious two bedroom end terraced cottage situated in the delightful rural village of Runham. This characterful home would now benefit from some refurbishment and cosmetic improvement but represents an excellent opportunity to acquire a characterful property in this delightful rural location. The accommodation offered includes a welcoming entrance hall, generous lounge, L-shape kitchen/diner, large landing/study area, two bedrooms, first floor bathroom. The property offers uPVC sealed unit double glazed windows, oil fired central heating and an enclosed courtyard style rear garden. Offered with no onward chain, early viewing is highly recommended to appreciate.



Entrance Hall

Part glazed uPVC entrance door, tiled flooring, electric meter cupboard, stairs to first floor landing with under stair cupboard, inset ceiling lighting, doors leading off;

Lounge 17'1" x 11'10" (5.22m x 3.63m)

Window to front aspect, radiator, power points, telephone point, television point, exposed floorboards, ceiling beam, inset ceiling lighting.

Kitchen/Diner 19'1" reducing 6'9" x 15'2" (5.84m reducing 2.06m x 4.63m)

L-shaped, A spacious room with a rear aspect with two windows and part glazed door looking onto the rear garden, tiled flooring, radiator, inset ceiling lighting, a range of kitchen units with work surface and tiled splash back, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob, chimney style extractor, washing machine, fridge, power points, television point, radiator.

First Floor Landing 21'2" x 6'9" at max (6.46m x 2.08m at max)

A spacious landing area, ideal as a home working space, window to rear aspect, loft access, exposed ceiling beam, power points, telephone point, radiator, doors leading off;





Bedroom 1 11'11" x 14'9" (3.64m x 4.5m)

Window to front aspect, radiator, power points, tiled shower cubicle with electric shower attachment, open fronted cupboard with fitted shelving and rail, airing cupboard housing hot water cylinder with immersion heater.

Bedroom 2 11'11" x 7'10" (3.64m x 2.39m)

Window to rear aspect, radiator, open fronted cupboard with fitted shelving, power points.

Outside

The property offers a small garden area to the front with a mature hedgerow and brick wall to boundaries, gate and pathway giving access to the front entrance. To the rear is an enclosed courtyard style garden with close board panel fencing to boundaries, paved with a variety of well stocked shrubbery, wall mounted oil fired boiler for hot water and central heating and oil storage tank.

Tenure

Freehold.

Directions

Leaving Acle on the A1064 Main Road heading East over Acle Bridge, turn first right after the bridge towards Stokesby. Continue straight through the village of Stokesby and proceed signposted Runham for approximately a mile into Runham. On Reaching the village, passing the church on the right hand side, the road runs into The Street, where the property can be found on the right hand side, located by our 'For Sale' board.



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.

Services

Mains water, electric and drainage via septic tank.

Council Tax

Great Yarmouth Borough Council - Band: 'B'

Location

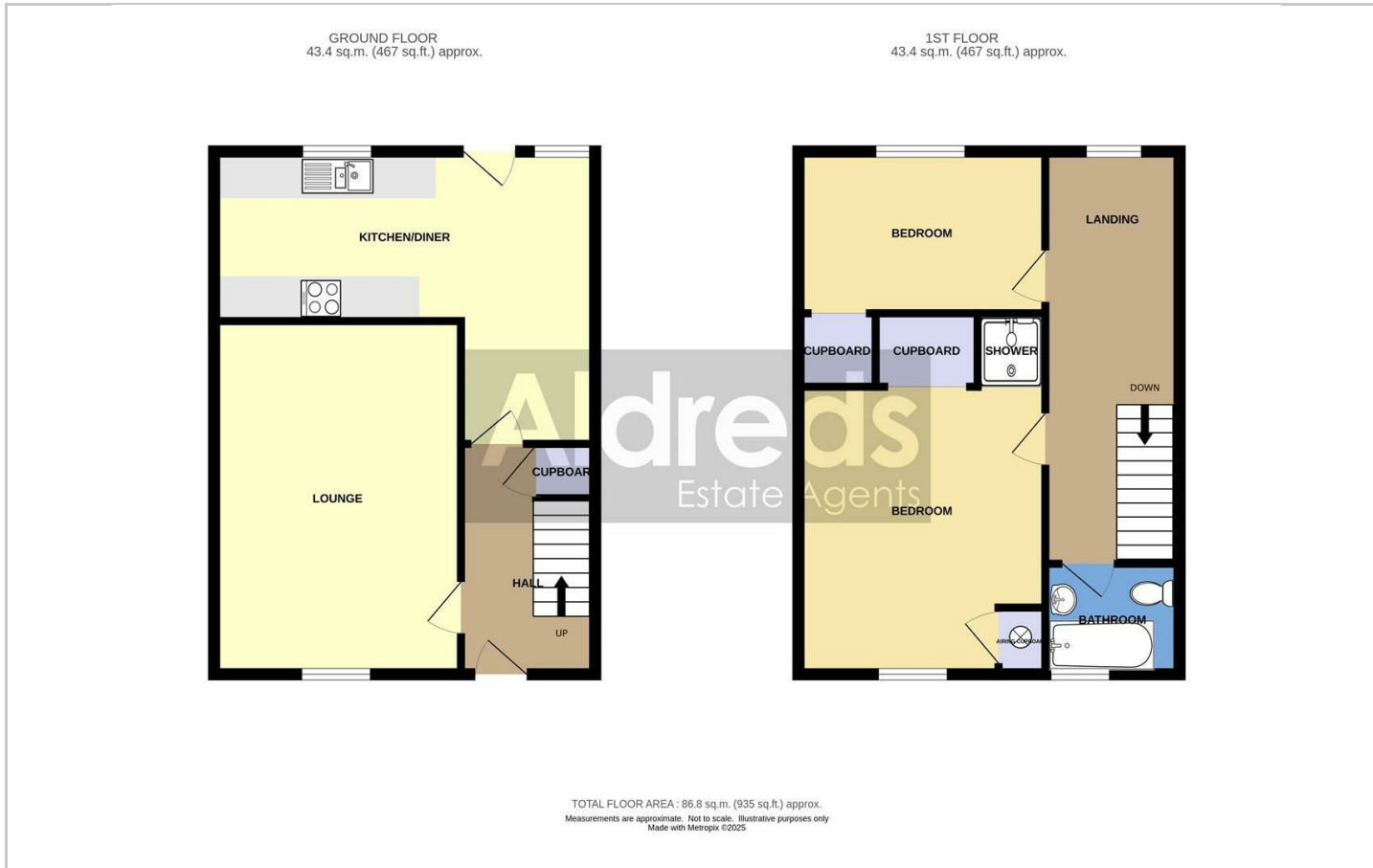
Runham is a small traditional Broadland, picturesque village. Nearby facilities are be found at Filby which is approximately 6 miles from Great Yarmouth with a Post Office/general store situated near to Filby Broad. The village boasts most attractive floral displays throughout, having received many prestigious awards from the annual entry to the local and National Villages in Bloom competition. The well-served village of Acle also lies just 5 miles away with a range of amenities, schools and bus and train services.

Reference

PJL/S9900



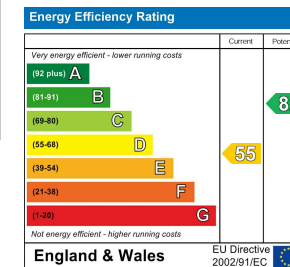
Floor Plans



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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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