

Aldreds
Estate Agents



14a Malakoff Road
, Great Yarmouth, NR30 3BS
Auction Guide £70,000



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AUCTION GUIDE £70,000. Aldreds are pleased to offer this spacious, two bedroom mid terrace house in this convenient central location. The property offers two reception rooms, kitchen and ground floor bathroom. Two first floor bedrooms. Gas central heating and double glazed windows. The property is offered with no upward chain and would make an ideal investment purchase.

Lounge

10'11" x 9'6" (3.33 x 2.90)

Including the chimney breast, wood panelled entrance door to front, double glazed window to front aspect, radiator, wood effect laminate flooring, open access to:

Dining Room

10'11" x 8'6" (3.33 x 2.59 (3.32 x 2.6))

Stairs to first floor with open under stairs recess, wood grain finish wall and matching base storage units, plumbing for washing machine, radiator, wood effect laminate flooring, open access to:

Kitchen

5'7" x 5'1" (1.70 x 1.55 (1.71 x 1.56))

Wood grain finish wall and matching base storage units with work tops, electric cooker point, stainless steel sink and drainer, door to rear, wall mounted gas fired boiler, sky light.

Bathroom

Part tiled walls, panel bath with shower mixer attachment, pedestal hand wash basin, low level WC, radiator, frosted double glazed window to rear aspect.

Landing

Doors leading off to:

Bedroom 1

10'11" x 9'6" (3.33 x 2.90)

Including the chimney breast and wardrobe cupboard, double glazed window to front aspect, radiator.

Bedroom 2

8'8" x 8'5" (2.64 x 2.57 (2.63 x 2.56))

Storage recess, double glazed window to rear aspect, radiator.





Tenure

Freehold.

Services

Mains water, electric, gas, 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.

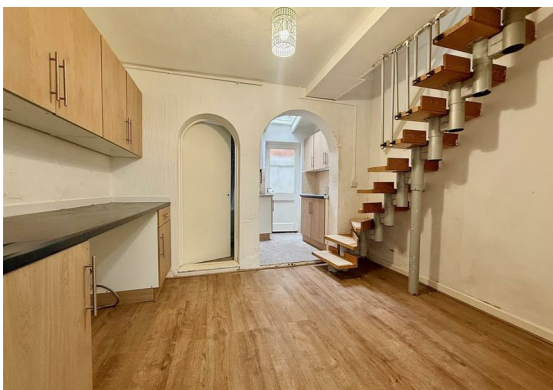
Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, turn right into Havelock Road, turn left into Malakoff Road where the property can be found on the left 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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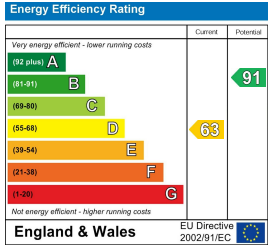
Floor Plan



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
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.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA