



30 WHITEGATES, LUDHAM, GREAT YARMOUTH, NORFOLK, NR29 5PJ

Two bedroom semi-detached property in good order within the popular Norfolk Broads.

Guide Price : £200,000

The Atrium, St Georges St
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BROWN & CO

DESCRIPTION

Older style two bedroom semi-detached property that has been let out for many years but is now being sold vacant, the property features sealed unit double glazing and oil fired central heating.

Outside there are gardens to the front providing off road parking and garden to the rear.

Please note part of the property has external insulation.

LOCATION

Ludham is a well served picturesque village standing within the Broads National Park. The village lies just off the A1062 which provides access to the well served Broadland villages of Hoveton/ Wroxham, which is approximately 6 miles to the west.

DIRECTIONS

What3words: ///saints.hack.galleries

AGENT'S NOTES:

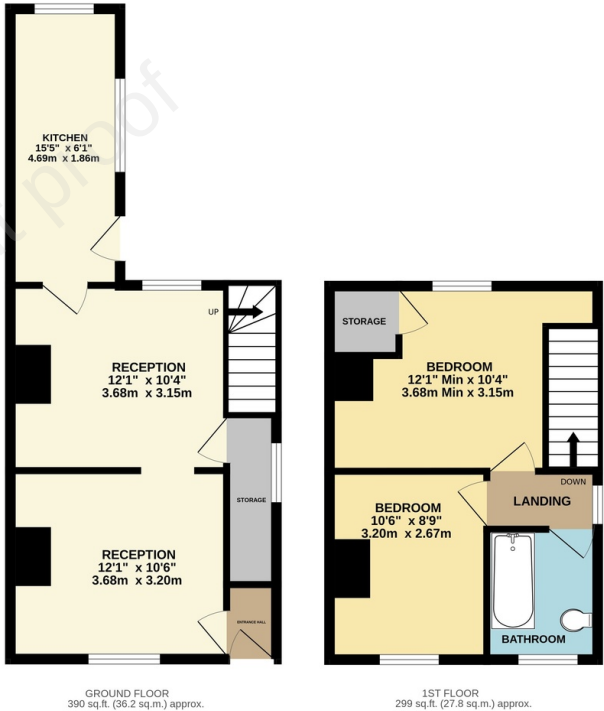
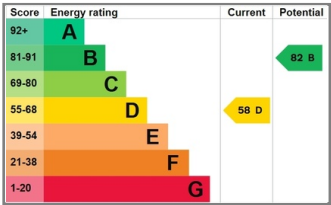
- (1) The property is being offered for sale with no onward chain but the vendor, Flagship Housing, does require offers to be accompanied by a completed Declaration of Interest Form and Buyers Qualification Form which are available from the agents.
- (2) The vendor also requires, where possible, exchange and completion to take place within 28 days of an offer being accepted and reserves the right to abort the sale if this condition is not met.
- (3) The property must be marketed for a minimum of 14 days before any offers are considered.
- (4) Please note that grounds maintenance charges may apply.
- (5) Please note that all properties built before 2000 will have some degree of asbestos.
- (6) There is an engrossment of £150 payable by the buyer on completion.
- (7) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
- (8) Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract.
- (9) We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.

(10) On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.

(11) Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.

(12) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated August 2026. Ref. 070423