



Long Acre, New Road, Catfield, Great Yarmouth, NR29 5BL

welcome to

Long Acre, New Road, Catfield, Great Yarmouth

For Sale by Auction - 19th May 2026

A detached chalet style bungalow set on an acre plot (approx.) with additional barn. Comprising 2 bedrooms, 1 bathroom, kitchen with pantry and separate dining room and living room. Entrance porch, cloakroom and rear porch. With scope to improve.



Important Notice:

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

Important Notice Continued:

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price, therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewer's risk.

Important Notice Continued:

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

Accommodation:**Entrance Porch**

Double-glazed units all round.

Entrance Hall

Vinyl tiles, wall-mounted radiator, staircase

Cloakroom

Double-glazed unit to side, WC, wall-mounted radiator

Living Room

Wooden flooring, fireplace, double-glazed units to front and side (including bay window)

Dining Room / Bedroom Three

Wooden flooring, fireplace, double-glazed unit (bay window), wall-mounted radiator.

Kitchen / Diner

Vinyl tile flooring, butler sink, water tank cupboard, double-glazed units side and rear, wall-mounted radiator.

Conservatory

Double glazed windows and doors and tiled floor

Bathroom

Suite comprising bath, wash hand basin, WC, double glazed window, airing cupboard with radiator and vinyl tiled flooring

Bedroom One

Double glazed window, wooden flooring and loft access

Bedroom Two

Double glazed window and wooden flooring

Exterior

The chalet bungalow occupies approximately a 1 acre plot with barn, greenhouse, garage and a variety of sheds. The plot is mature with lawn, fruit trees, shrubs and bushes aplenty.



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Long Acre, New Road, Catfield, Great Yarmouth

- *For Sale by Traditional Auction- 19th May 2026*
- Further Land Plots Available*
- 1 Acre Plot (STMS)
- Scope for Improvement
- 2 Bed Detached Chalet Bungalow
- Semi - Rural Position
- Viewings Advised

Tenure: Freehold EPC Rating: D
Council Tax Band: D



guide price

£300,000

Total floor area 186.8 m² (2,011 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS108610 - 0003

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