



**Alpha Road, Great Yarmouth NR31 0LQ**

**welcome to**

**Alpha Road, Great Yarmouth**

A Three-bedroom mid-terraced family home. Offers an exciting project for those looking to add value or create a bespoke family home. Call us today on (01493) 661999



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

Bright entrance hall, comprising of uPVC double glazed entrance door to front aspect. Radiator, feature archway leading to carpeted stairs to first floor landing, and doors allowing access to ground floor reception rooms

### Lounge

12' x 11' 4" ( 3.66m x 3.45m )  
Double glazed window to front aspect. Carpeted flooring, wall and ceiling lights, wall sockets, radiator, TV point, and fireplace with wooden surround and tiled heath

### Dining Room

12' x 11' 4" ( 3.66m x 3.45m )  
Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, fireplace with wooden surround, inset alcove with built-in cabinet and shelving units, door to under stairs storage cupboard, and door giving access into...

### Kitchen

13' 5" x 6' 9" ( 4.09m x 2.06m )  
Double glazed window to rear aspect. A range of wall/base and shelving units with wood laminate worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, space for washing machine, and dishwasher, power points, ceiling light, partially tiled walls, and radiator

### Utility Room

13' 1" x 6' 6" ( 3.99m x 1.98m )  
Lean to..  
Double glazed window and door to rear aspect, allowing direct access into garden.  
Space for free standing fridge/freezer, and tumble dryer

### First Floor Accommodation Landing

Carpeted flooring, ceiling light, and loft access. Doors give access to first floor bedrooms and family bathroom

### Bedroom One

15' x 12' 1" ( 4.57m x 3.68m )  
Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, alcove with built-in storage cupboard

### Bedroom Two

11' 11" x 9' 11" ( 3.63m x 3.02m )  
Double glazed window to rear aspect. Carpeted

flooring, ceiling light, radiator, wall sockets, and 2 x alcoves, with built-in shelving and storage cupboards

### Bedroom Three/Dressing Room

7' 10" x 7' 10" ( 2.39m x 2.39m )  
Double glazed window to side aspect. Ceiling light and wall sockets. Door gives access into...

### Family Bathroom

7' 10" x 5' 3" ( 2.39m x 1.60m )  
Off bedroom three:  
Opaque double glazed window to rear aspect. Panelled bath, pedestal wash hand basin, corner shower cubicle, with wall mounted electric shower attachment, hand rail, vinyl flooring, ceiling light, extractor fan, and fully tiled walls

### Rear Garden

Spacious rear garden, with timber and brick post boundary, providing added privacy. The garden is predominantly laid to lawn and bordered with mature trees. The garden also benefits from a summerhouse, greenhouse and shed. Gated access to the side allows for easy exit and entry



**view this property online** [williamhbrown.co.uk/Property/WEA108200](http://williamhbrown.co.uk/Property/WEA108200)



welcome to

## Alpha Road, Great Yarmouth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*CHAIN FREE\* Three Bedroom Mid-Terraced Property, Set Within an Enviably Coastal Location
- Spacious Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£90,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WEA108200](http://williamhbrown.co.uk/Property/WEA108200)



Property Ref:  
WEA108200 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01493 661999**



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT YARMOUTH, Norfolk, NR31 6RB



**williamhbrown.co.uk**