



Pansy Villa Beccles Road, Belton, Great Yarmouth, NR31 9JQ

Guide Price £450,000





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- Approx 3.9 acres (stms)
- Barn
- Lawned Gardens
- Semi Rural Location
- Buyer Fees Apply
- Three Bedroom Detached House
- Outbuildings
- Modern Method of Auction
- Subject to Reserve Price
- Sold by Modern Auction (T&Cs apply)

This property is for sale by Modern Method of Auction Sitting in an overall plot of approx 3.9 acres (stms) in this fantastic semi rural location. A former camping/glamping site. There is a spacious three bedroom detached house in need of modernisation, additional barn (previously used as a holiday let) and a games room (formerly the reception of the camping site) sitting on the site as well as other various outbuildings. The grounds are mainly laid to lawn, however, there is a large storage area in to north east corner. Driveway leading off Beccles Road. This offers a rare opportunity acquire a period property on a large plot in need of renovation a short distance from main towns nearby.



MAIN HOUSE

Entrance Hall

Door to front

Lounge 11'4" x 10'9" (3.46 x 3.3)

Feature fireplace, double glazed window to front aspect

Inner Hallway

Dining Room 11'10" x 9'0" (3.62 x 2.75)

Sitting Room 10'9" x 10'4" (3.3 x 3.17)

Double glazed window to front aspect

Kitchen 11'9" x 11'3" (3.6 x 3.45)

Base & wall units, double glazed window to side aspect, sink with drainer, electric cooker point, tiled floor

Lobby

Shower Room 7'9" x 7'4" (2.37 x 2.26)

Flat floor shower, hand basin, low level WC, opaque double glazed window to front aspect



Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell and in to the countryside. At the cross roads turn right in to Beccles Road. Pansy Villa is on the right.

Sun Room 19'3" x 10'7" (5.87 x 3.25)

Three Velux windows, three double glazed windows to rear aspect, doors to both sides

Kitchen/Diner 20'2" x 11'3" (6.17 x 3.44)

Range of base & wall unit worktops over, LPG gas cooker point, two Velux windows, butler sink with mixer tap, door to side, double glazed window to side aspect

Sitting Room 17'3" x 11'3" (5.28 x 3.44)

Double glazed window to front aspect, wood burner

Inner Hallway

Stairs to landing

Landing

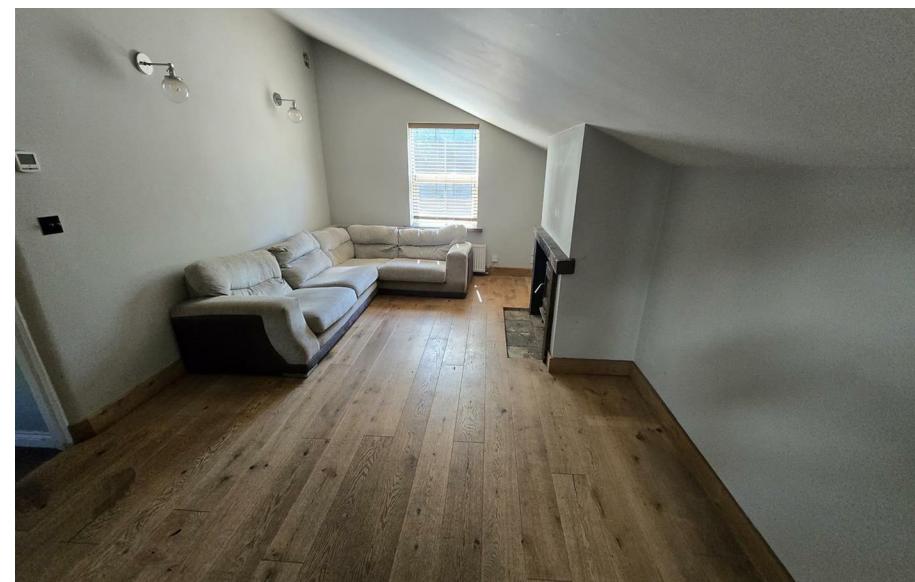
Double glazed window to rear aspect

Bedroom 1 12'11" x 10'7" (3.94 x 3.25)

Double glazed window to front aspect, radiator

Bedroom 2 12'0" x 10'7" (3.66 x 3.25)

Double glazed window to front aspect, radiator



Bedroom 3 12'0" max x 9'0" max (3.67 max x 2.75 max)

Double glazed window to rear aspect, radiator

Shower Room 8'0" x 6'1" (2.44 x 1.86)

Shower in cubicle, hand basin, low level WC

BARN

Lounge/Diner/Kitchen 20'10" x 14'3" (6.36 x 4.35)

With sunken area, stairs to mezzanine bedroom, base & wall units with worktops, timber vaulted ceiling, LPG gas cooker point, wood burner

Bathroom 14'3" x 6'8" (4.35 x 2.04)

Feature sunken bath, freestanding roll top bat, hand basin, low level WC

Mezzanine Bedroom 9'6" x 6'8" (2.91 x 2.04)

Velux window

GAMES ROOM (FORMER RECEPTION)

Mains Room 21'8" x 21'2" (6.62 x 6.46)

Power & light, two walk in storage cupboards

Outside

Driveway leading off Beccles Road. Overall plot of approx 3.9 acres (stms) of mainly lawned gardens with mature bushes & trees (there are tree preservation orders on some). To the north east of the plot there is a large area used for general storage. Both the house and barn have separate fenced garden areas. Close to the games room are the former toilet facilities

Tenure

Freehold

Services

Mains water, electricity, septic tank drainage

Council Tax

Band C

Location

Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth * There are a selection of local shops * Primary and Middle schools * The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina * There are regular bus services to Great Yarmouth.

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Ref G18308/05/25

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

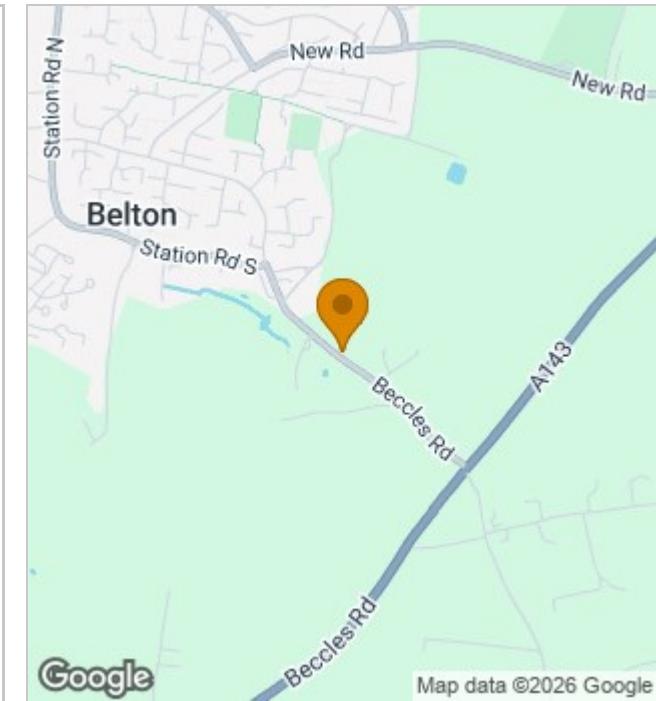
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

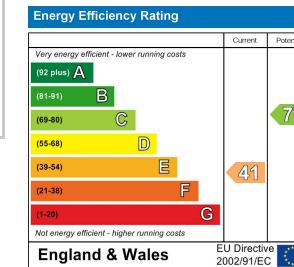
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 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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