



Church Road, Gorleston Great Yarmouth NR31 6LN

welcome to

Church Road, Gorleston Great Yarmouth

A Three bedroom mid-terraced family home. Ideally located along a desirable coastal high street, making it a perfect choice for anyone looking to enjoy the vibrant local amenities and just steps away from Gorleston's award winning beach.



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 Porch

Double glazed uPVC entrance door to front aspect. Further door leads you into...

Lounge/Diner

27' 1" x 11' 9" (8.26m x 3.58m)

A spacious and bright living and dining room area, comprising of double glazed bay fronted window. Carpeted flooring, and stairs to first floor landing, 2 x radiators, wall and ceiling lights, TV point, artex and coved ceiling, wall sockets, 2 x feature fireplaces, empty space understairs could be transformed into a built in cupboard to maximize storage or functional

home office. Doors allow access to ground floor reception rooms

Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)

A well-appointed kitchen, with a range off wall/base and drawer units, with complimentary worksurfaces over, space for gas oven and hob, concealed extractor over, 1.5 bowl composite sink and drainer with mixer taps, space and plumbing for washing machine and under counter fridge/freezer, partially tiled walls, artex and coved ceiling, tiled flooring, power points and ceiling light. Side access allows for direct access into rear garden and additional door leads to downstairs shower room

Utility Room

9' 11" x 4' 4" (3.02m x 1.32m)

Ground Floor Shower Room

Off Kitchen:

Double glazed opaque window to rear aspect. W/C, pedestal wash hand basin, walk-in shower cubicle, with wall mounted electric shower attachment, shower panels, and hand rail, radiator, glass shelving units, tiled walls, vinyl flooring, and extractor fan

First Floor Accommodation

Bedroom One

11' 9" x 11' 8" (3.58m x 3.56m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator and coved ceiling

Bedroom Two

12' x 11' 9" (3.66m x 3.58m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and coved ceiling

Bedroom Three

8' 6" x 7' 10" (2.59m x 2.39m)

Off bedroom Two:

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, radiator, coved

ceiling, and built-in cupboard

Rear Garden

The rear garden is enclosed by a timber fence with brick posts along one side and a low-level brick wall along the other boundary. The garden is predominantly paved, providing a low-maintenance outdoor space. Raised concrete borders run around sections of the garden, filled with decorative shingle and planted with a variety of mature shrubs, flowers, and other plantlife. A greenhouse is situated at the rear, offering additional space for gardening and plant cultivation

Conservatory

uPVC and brick-built conservatory, overlooking rear garden, with double glazed wrap around windows and door to side aspect.



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Church Road, Gorleston 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 Envious Coastal Location of Gorleston-On-Sea
- Spacious Reception Rooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£110 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA108174 - 0002

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