



49 Exmouth Road  
Great Yarmouth, NR30 3DP  
Auction Guide £55,000



## 49 Exmouth Road

**\*FOR SALE BY AUCTION\***

Aldreds are pleased to offer this end terraced house that requires some further cosmetic refurbishment with accommodation comprising of a lounge, kitchen/dining room, two bedrooms and a bathroom. Outside there is a small rear yard. The property also benefits from double glazed windows, gas central heating and would make an ideal investment property.

### Lounge

11'4" x 11'3" (3.47 x 3.43)

Including the chimney breast and staircase to first floor with under stairs cupboard, pvc entrance door, double glazed window to front aspect, radiator, tv point, door to:

### Kitchen/Dining Room

15'4" x 11'4" maximum (4.68 x 3.47 maximum)

Extensively fitted with a range of wood grain wall and matching base units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, tiled flooring, part tiled walls, double glazed window to rear aspect, wall mounted gas boiler, part double glazed pvc door to rear, electric cooker point, radiator.

### Bedroom 1

11'4" x 11'3" (3.47 x 3.43)

Including the stairwell and chimney breast, radiator, tv aerial lead, double glazed window to front aspect, door to:

### Bedroom 2

9'10" x 6'8" (3.00 x 2.05)

Double glazed window to side aspect, radiator, built in airing cupboard housing the pre insulated hot water cylinder with immersion heater, door to:

### Bathroom

6'8" x 5'8" (2.05 x 1.75)

White suite comprising panelled bath, low level wc, pedestal wash basin, frosted double glazed window to side aspect, radiator.

### Outside

To the rear is a small enclosed yard with a gated access on to the side road.





**Tenure**  
Freehold

**Services**  
Mains water, electric, gas and drainage.

**Council Tax**  
Great Yarmouth Borough Council - Band 'A'

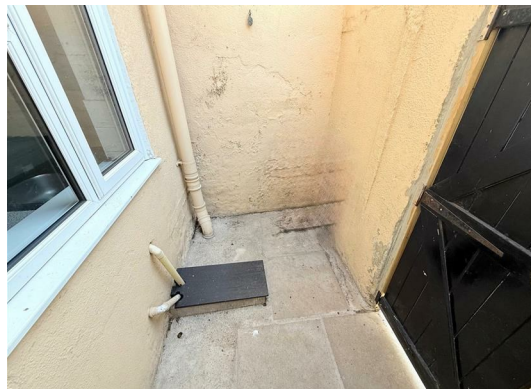
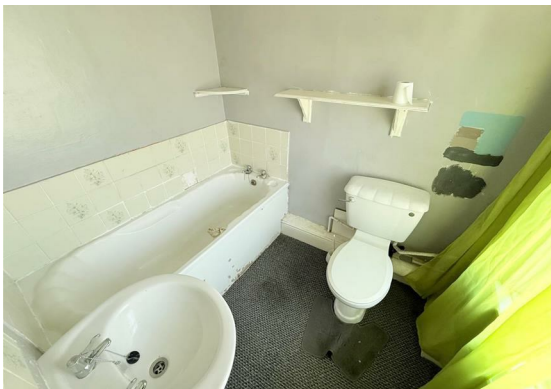
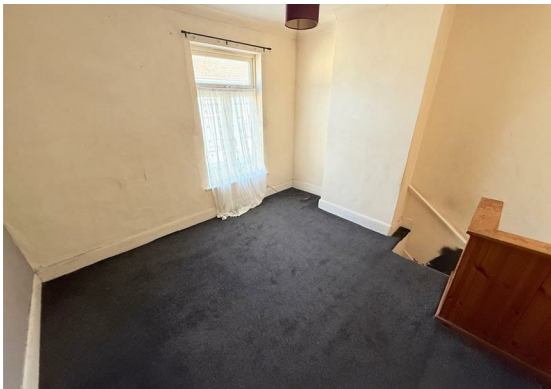
**Location**  
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich

**Directions**  
From the Yarmouth office head south along South Quay, turn left into Queens Road, turn right into Exmouth Road

**Ref:** Y12442/6/25/SV

#### **AUCTIONEERS COMMENTS**

The property is for sale by the Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties' personal data will be shared with the Auctioneer (Iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for Stamp Duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



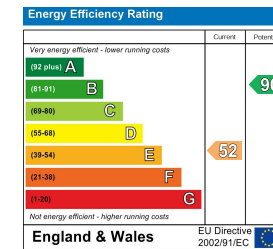
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 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.

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