

## FOR SALE BY PUBLIC AUCTION

On **THURSDAY 19<sup>th</sup> OCTOBER 2017**

at 12 noon precisely at the Great Yarmouth Racecourse, Victory Suite, Lord Nelson Grandstand, Jellicoe Road, Great Yarmouth, NR30 4AU (entry via Fremantle Road), unless previously sold.



### 86 St Peters Road Great Yarmouth Norfolk NR30 3AY

Set over three floors, Aldreds offer this three bedroom mid terrace house in central Great Yarmouth. On the ground floor there is a lounge and a kitchen. On the first floor there is a bedroom and shower room with two further bedrooms on the second floor. Gas central heating and sealed unit double glazing. Outside there is a front forecourt and rear yard.

- **Three Bedrooms**
- **Gas Central Heating**
- **Sealed Unit Double Glazing**
- **Central Location**

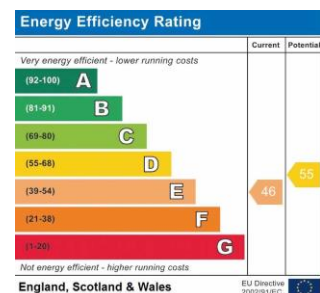
**Auction Guide Price £65,000 - £70,000 Freehold**

#### Aldreds Estate Agents

17 Hall Quay Great Yarmouth Norfolk NR30 1HJ  
Tel: 01493 844891  
Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk)  
Web: [www.aldreds.co.uk](http://www.aldreds.co.uk)

#### Viewings

Please call us on 01493 844891 to make an appointment



Reference Number: Y10270/09/17

**Accommodation:**

**Lounge** 10' 7" x 8' 9" (3.22m x 2.66m)

Door to front, double glazed window to front aspect, radiator

**Kitchen** 8' 10" x 8' 9" (2.7m x 2.66m)

Base and wall mounted storage units with work surfaces over, stainless steel sink and drainer, door to rear, double glazed window to rear aspect, part tiled walls, stairs rising to first floor landing.

**First Floor Landing**

Double glazed window to rear aspect, stairs rising to second floor landing.

**Bedroom 1** 10' 7" x 8' 9" (3.22m x 2.66m)

Double glazed window to front aspect, storage cupboard, radiator.

**Shower Room**

Shower in cubicle, pedestal hand wash basin, low level WC.

**Second Floor Landing**

**Bedroom 2** 10' 7" x 8' 9" (3.22m x 2.66m)

Double glazed window to front aspect, storage cupboard, radiator.

**Bedroom 3** 8' 10" x 6' 3" (2.7m x 1.9m)

Double glazed window to rear aspect, storage cupboard, radiator.

**Outside**

To the front of the property there is a forecourt. To the rear of the property there is a yard.

**Tenure** - Freehold.

**Possession** – Vacant Possession upon completion.

**Council Tax Band** – A.

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

**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.

**Price Information**

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

**Solicitors**

Alistair Low  
HKB Wiltshires  
21 Hall Quay  
Great Yarmouth  
NR30 1HJ

Tel: 01493 855676

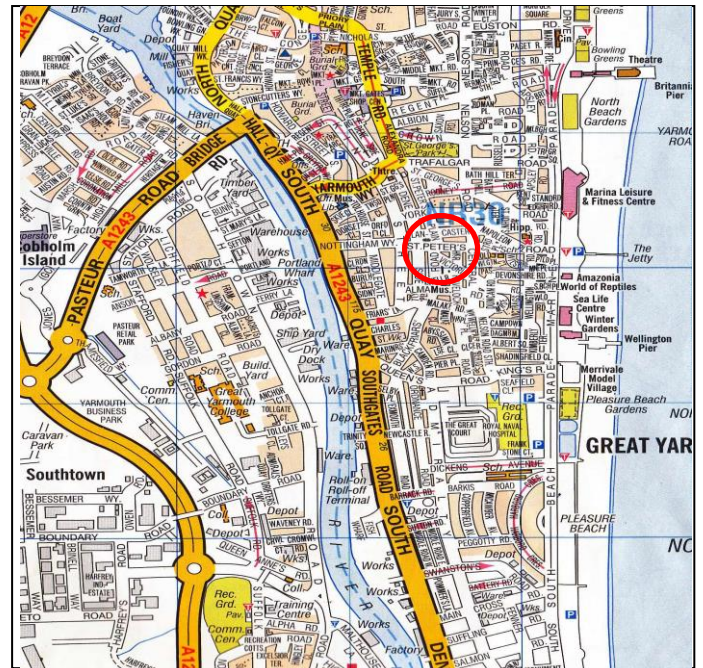
Email: alistairlow@hkbw.co.uk

**Consumer Protection from Unfair Trading Regulations 2008 (CPR)**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

**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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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.



**NOTICE**

- 1: Messrs: Aldreds for themselves and for the Vendors of the property whose Agents they are, give notice that these Particulars do not constitute nor constitute any part of any offer or a contract.
- 2: All statements contained in these Particulars as to this property are made without responsibility on the part of Messrs Aldreds or the Vendors.
- 3: None of the statements contained in these Particulars as to this property are to be relied on as statements or representations of fact.
- 4: Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- 5: The Vendors do not make nor has any person acting on behalf of the Vendors authority to make or give representation or warranty whatever on relation to this property.

Our auctions are conducted under the RICS Common Auction Condition 3<sup>RD</sup> Edition. <http://www.lshauctions.co.uk/document/CommonConditions.pdf>