



Meadow Court, Potter Heigham, Great Yarmouth, NR29 5HT

welcome to

Meadow Court, Potter Heigham, Great Yarmouth

For sale via Modern Method of Auction is this 3 bedroom semi-detached house with living room, kitchen, conservatory, rear garden and parking. Situated in the broadside village of Potter Heigham, the property is within walking distance of local amenities which include shops and pubs.



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.

Property Upgrades

The property has been upgraded in 2023, to include the following:

- Artex removal/covering downstairs
- New windows throughout
- Fully repainted, with kitchen ceiling prepared for painting
- New flooring, LVT throughout & new fixed carpet stair runner
- New dishwasher
- New wood burner & mantle
- Mounted TVs in Lounge & 2 Bedrooms

Entrance Porch

The entrance porch has carpeted flooring, windows and a door to the front. There is an internal door to the property and a storage cupboard with the electrics in.

Entrance Hall

There are stairs to the first floor, doors to the kitchen and living room along with a cloakroom and LVT flooring.

Cloakroom

The cloakroom has LVT flooring, WC & sink along with a ceiling light and extractor fan.

Kitchen

13' 11" x 8' 10" (4.24m x 2.69m)
The kitchen has an array of matching base and wall units with worktop over, sink & drainer unit, an electric oven and hob, a fitted microwave, a large free standing fridge freezer, integral washing machine, dishwasher and tumble dryer included within the sale of the property. There is a window to the front, tiled splashback and a ceiling light.

Living Room

15' 8" x 9' 7" (4.78m x 2.92m)
The living room has LVT flooring, a fantastic wood burner, a tv and wall mount included, a window to the rear and doors to the conservatory, a Dimplex panel heater and ceiling lights.

Conservatory

9' 3" x 8' 11" (2.82m x 2.72m)

The conservatory has tiled flooring, windows and doors to the rear garden along with a ceiling light and fan.

First Floor Landing

The stairs have a fitted carpet runner. The hallway has LVT flooring, an electric panel radiator, a ceiling light, the loft access and an airing cupboard with the water tank in. The loft is boarded for storage.

Bedroom One

12' 5" x 11' (3.78m x 3.35m)

The main bedroom has LVT flooring, a Dimplex panel radiator, a ceiling light, a window to the front with a fantastic field view and built-in storage cupboards.

Bedroom Two

9' 4" x 6' 3" (2.84m x 1.91m)

The second bedroom has LVT flooring, a Dimplex panel radiator, a ceiling light and a window to the rear.

Bedroom Three

9' 10" x 9' (3.00m x 2.74m)

The third bedroom has LVT flooring, a window to the front, a ceiling light and a Dimplex panel radiator.

Bathroom

The family bathroom has tiled flooring, a window, a ceiling light and a bath with a shower over. Fitted mirrored cupboards at face level and a make-up mirror built-in with fluorescent lighting from above. There is an additional pump for the shower to enhance water pressure.

Exterior

To the front, there is a gravel driveway and parking area.

To the rear, there is a brick weave patio area, an area laid to lawn and fencing surrounding.



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Meadow Court, Potter Heigham, Great Yarmouth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- 3 Bedroom Semi-Detached House
- Wood Burner in Living Room
- Modern Interior & Conservatory
- Parking
- Norfolk Broads Village, located on the north bank of the River Thurne

Tenure: Freehold EPC Rating: E

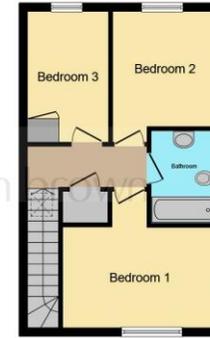
Council Tax Band: B

guide price

£185,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
NWS108663 - 0003

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