

Aldreds
Estate Agents



Luxem Cottage High Street, Ludham, NR29 5QQ

£275,000





Luxem Cottage High Street

Ludham, Great Yarmouth, NR29 5QQ

- Immaculately Presented Mid Terraced Cottage
- High Specification Finish Throughout
- Two Good Sized Bedrooms
- Westerly Facing Rear Garden
- Quality Kitchen & Bathroom
- Sought After Broadland Village
- Currently Run As A Successful Airbnb Holiday Let
- Sympathetically Renovated
- Two Reception Rooms
- Viewing Highly Recommended

Aldreds are pleased to offer this immaculately presented terraced cottage which is situated in the heart of this sought after Broadland village. This delightful cottage has been fully modernised and sympathetically renovated to provide a living space comprising of a sitting room, dining room, cloakroom and quality fitted kitchen with built in appliances. On the first floor a landing serves two good size bedrooms and a luxury bathroom.

Outside there is a small forecourt, rear garden with a westerly aspect and rear allocated car parking space as well as on street parking. The property also benefits from double glazed windows, oil central heating, has been re-wired and re-plastered throughout to provide a high specification finish. The property has currently been run as a very successful holiday let with Airbnb but would equally make a lovely holiday home or permanent residence. An early viewing of this attractive property is strongly recommended.



£275,000



Sitting Room 13'9" x 11'6" (4.20 x 3.52)

Including the access to the staircase to first floor and red brick lined chimney breast with alcove storage shelving and built in meter cupboard, oak effect LVT flooring, television point, radiator, full height double glazed fire escape window, wood panelled entrance door, open access to:

Dining Room 11'2" x 7'5" (3.41 x 2.28)

Double glazed window to rear aspect, radiator, under stairs storage cupboard, oak effect LVT flooring, open access to the kitchen and door to:

Cloakroom 5'2" x 2'7" (1.60 x 0.80)

Low level wc, vanity unit with inset wash basin, extractor fan, oak effect LVT flooring.

Kitchen 10'4" x 9'5" (3.17 x 2.88)

Quality fitted kitchen with dark green shaker style wall and matching base units with solid wood work surfaces and matching splashback upstands over, inset one and a half bowl sink unit, integrated dishwasher and fridge/freezer, built in electric oven, four ring ceramic hob and extractor hood over, recessed spot lights, double glazed window to side aspect, oak effect LVT flooring, vertical radiator, double glazed French doors to rear.



Directions

From Aldreds Stalham Office proceed towards Great Yarmouth along the A149, turning right signposted Catfield/Ludham. Proceed through the village of Catfield, turning right towards Ludham. On arriving in the village of Ludham, on the Catfield Road, continue onto the High Street, where the property can be found on the right hand side a short way past School Road.

First Floor Landing

Fitted carpet, doors leading off to:

Bedroom 1 13'10" x 11'4" (4.22 x 3.46)

Including the chimney breast, double glazed window to front aspect, radiator, wall mount tv point, fitted carpet.

Bedroom 2 10'3" x 9'6" (3.14 x 2.90)

Double glazed window to rear aspect, radiator, tv point, fitted carpet.

Bathroom 8'2" x 7'10" (2.50 x 2.40)

Luxury suite comprising panelled bath with concealed mixer tap, separate tiled shower cubicle with a mains fed shower with fountain shower fitting, part tiled walls, pedestal wash basin, low level wc, light tube, radiator, tiled flooring with under floor heating, extractor fan, frosted double glazed window to rear aspect.

Outside

To the front of the property is a small chain linked enclosed forecourt to entrance with outside light. A side passageway leads to a gated access in to the rear garden where there is a lawned garden and paved sun trap patio with seating area where the garden faces a westerly direction, outside lighting, external oil boiler and concealed oil tank. Beyond the boundary of the property is a rear vehicular access leading to an allocated parking space for the property with additional parking on the street to the front of the cottage.



Tenure
Freehold

Agents Note

The property has been run as a very successful Airbnb holiday let with a 4.99 rating and would make an ideal business venture for a buyer or permanent residence. The cottage contents can be made available by separate negotiation if required.

Please note that the property is located in a conservation area in the centre of the village.

Services

Mains water, electric and drainage.

Council Tax

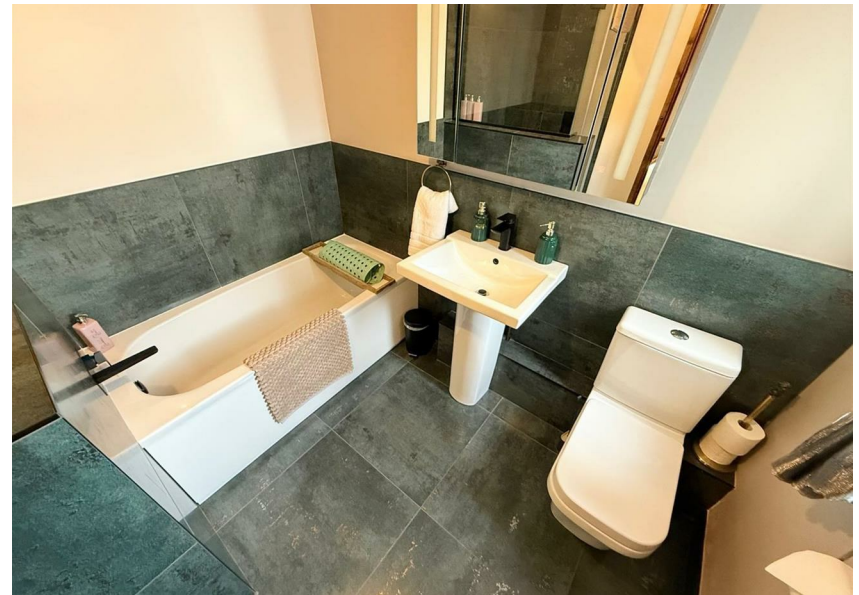
North Norfolk District Council. Currently business rated for holiday letting purposes

Location

Ludham is an attractive Broadland Village with a public staithe and river connections to the Northern Broads via Womack Water on the River Thurne and the famous Broadland landmark of How Hill on the River Ant. Facilities in the village include a Post Office/General Stores, Butchers, Florists, Ford Dealership/Garage, two Public Houses and a First School. The village is situated approximately 13 miles from Great Yarmouth, 15 miles from the Fine City of Norwich and approximately 6 miles from the coast.

Reference

CF/S10073



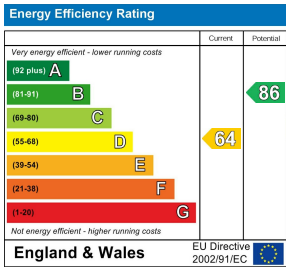
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 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.