



**£250,000**  
**Asking Price**

**3 Bedrooms**  
**2 Reception Rooms**  
**1 Bathrooms**

**Evans Lombe Close, Great Yarmouth, Norfolk**



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR  
**01603 432000**



Located in reps with Bastwick with local amenities nearby. This ex local authority semi detached three bedroom house offers spacious living accommodation, double glazing, electric heating, photovoltaic panels on the roof, parking and secure rear garden. Offered with no chain, this is one to view.

#### ENTRANCE PORCH

Of low brick and UPVC construction with polycarbonate roof with French doors, giving access.

#### ENTRANCE HALL

With stairs to first floor, wall mounted electric heater and ceramic flooring.

#### LOUNGE

With focal point fireplace with copper surround and timber mantle, views to the front, wall mounted electric heater.

#### KITCHEN

Built in unit with tiled splashback with plumbing for washing machine and dishwasher. Space for electric cooker and fridge freezer. Pine dresser unit and movable "Indu" kitchen island with stainless steel and tiled worktop.

#### DINING AREA

With wall mounted electric heater. Ample space for six seater table, with views to rear garden. Ceramic tiled flooring throughout.

#### CONSERVATORY

Of UPVC double glazed construction under a polycarbonate roof with french doors giving access to the gardens.

Stairs to first floor.

#### LANDING

With window to the side, wall mounted electric heater, dual storage cupboards and access to loft, air cupboard containing the hot water cylinder and slatted shelving.





## WC

With low level WC/basin and ceramic tiling.

## BATHROOM

Panelled bath and basin with complimenting splashbacks, electric shower and heated towel rail.

## BEDROOM

A large single with built in wardrobe cupboard and view to the front, with wall mounted electric heater.

## BEDROOM

A good size double bedroom with built in wardrobe cupboard and electric wall mounted heater with a view to the rear.

## BEDROOM

With view to the front a good size double room with dual built in cupboards.

## OUTSIDE

With driveway and parking to the front with low maintenance garden whilst to the rear is another low maintenance space with patio and shrub borders, green house and beds, all enclosed by timber garden fencing.

EPC Rating:

E

Council Tax:

Band B

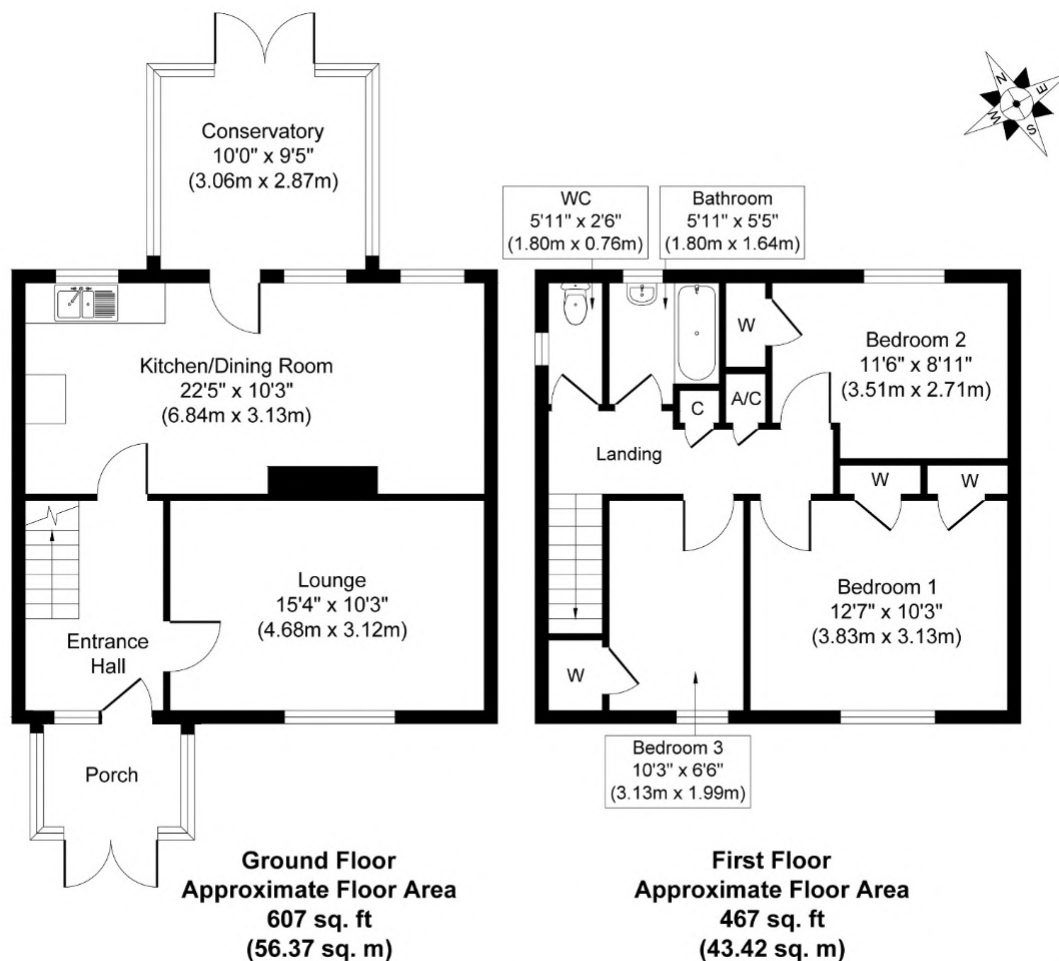
Local Authority:

Great Yarmouth

Tenure:

Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	71
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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