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**12 Amis Road**  
Bradwell, Great Yarmouth, NR31 9GG

**OIEO £240,000 Freehold**  
EPC Rating B

**Bycroft Estate Agents** are delighted to offer this well presented three bedroom semi-detached home set within the sought after Bradwell. The property offers a spacious lounge, modern fitted kitchen/diner and WC downstairs with upstairs providing three bedrooms all off landing and a family bathroom with the principal bedroom also benefitting from an en-suite. Outside the property benefits from being an end plot with a large enclosed garden to the rear with some further garden space to the front as well as parking for two cars. The property is immaculately presented and must be viewed to appreciate all it has to offer.

**ENTRANCE HALL**

UPVC double glazed door to front aspect; stairs to first floor.

**CLOAKROOM**

wc; hand wash basin; UPVC double glazed window to front aspect.

**LOUNGE**

14' 3" x 12' 12" (4.34m x 3.96m) UPVC double glazed window to front aspect; understairs storage cupboard.

**KITCHEN**

15' 4" x 8' 9" (4.67m x 2.67m) UPVC double glazed double doors and window to rear aspect; modern fitted wall and base units; integrated oven with hob over and extractor hood; sink drainer; space for washing machine, tumble dryer or dishwasher and fridge freezer.

**FIRST FLOOR LANDING**

loft access.

**BEDROOM 1**

12' 2" max x 9' 5" (3.71m x 2.87m) UPVC double glazed window to front aspect.

**EN SUITE**

UPVC double glazed window to front aspect; hand wash basin; wc; walk in shower cubicle with wall mounted shower unit; heated towel rail.

**BEDROOM 2**

9' 3" x 7' 7" (2.82m x 2.31m) UPVC double glazed window to rear aspect.

**BEDROOM 3**

7' 7" x 5' 9" (2.31m x 1.75m) UPVC double glazed window to rear aspect.

**BATHROOM**

UPVC double glazed window; wc; hand wash basin; panelled bath with mixer tap and shower attachment over.

**OUTSIDE**

To the rear there is an enclosed garden which is mainly laid to lawn with slate borders. To the front there is a brickweave driveway with space for two cars with lawn space.

**MANAGEMENT FEE**

The property has a yearly management fee of £128.76 approx.

**VIEWINGS**

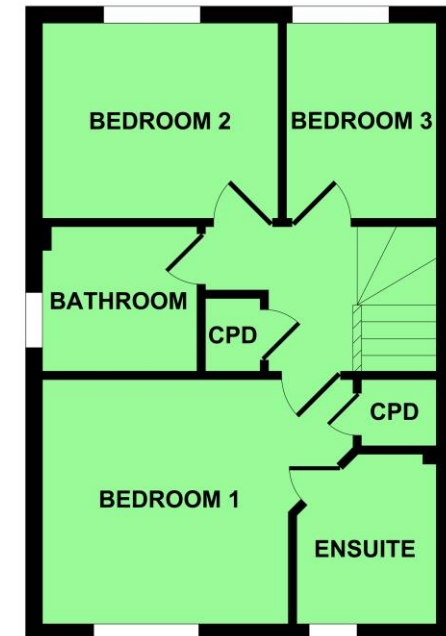
Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.

**COUNCIL TAX**

This property is currently listed as Band B.



**GROUND FLOOR**



**FIRST FLOOR**