



**Lady Smith Villa Bridge Road, Potter Heigham Great
Yarmouth NR29 5JB**

welcome to

Lady Smith Villa Bridge Road, Potter Heigham Great Yarmouth

Semi detached three bedroom property. Living room, kitchen, dining room, three bedrooms, third floor with possibility for extra bedrooms or family space.



Entrance Porch

The entrance porch has laminate flooring, a ceiling light, a door to the front and another to the property, a radiator and the electrics box.

Living Room

13' 7" Max x 13' 4" Max (4.14m Max x 4.06m Max)

The living room has a window to the front, carpeted flooring, a wall light and an old un-used fireplace.

Dining Room

11' 7" Max x 8' 9" Max (3.53m Max x 2.67m Max)

The dining room has carpeted flooring, a ceiling light, a radiator, a storage cupboard and a boarded-up fireplace.

Kitchen

12' 3" Max x 8' 11" Max (3.73m Max x 2.72m Max)

The kitchen has matching base and wall units with worktop over, there is a window to the rear and side along with a door to the side. There is a sink and drainer along with space and plumbing for a washing machine, dishwasher and freestanding fridge freezer. There is a ceiling light and laminate flooring.

Bathroom

The family bathroom has tiled flooring, a toilet and sink, a shower, ceiling spotlights, and a window.

First Floor

The first-floor hallway has carpeted flooring, a ceiling light and a radiator.

Bedroom One

14' 9" Max x 11' Max (4.50m Max x 3.35m Max)

The main bedroom has carpeted flooring, a ceiling light, windows to the front and fitted wardrobes.

Bedroom Two

8' 9" x 8' 10" (2.67m x 2.69m)

The second bedroom has carpeted flooring, a window to the rear and a ceiling light.

Bedroom Three

9' 5" Max x 8' 9" Max (2.87m Max x 2.67m Max)

The third bedroom has carpeted flooring, a ceiling light, fitted wardrobes, and a window which is up to current standards for an evacuation window.

Second Floor/Attik Room

15' 4" Max x 17' 5" Max (4.67m Max x 5.31m Max)

The second floor is made up of a few smaller rooms with a bay window to the front and a ceiling light.

Exterior

To the front, there is a brick weave area for parking along with side access to the rear garden.

To the rear, there is a patio area, mostly laid to lawn along with a partial part of the garden being hidden by some trees and hedges. There is fencing surrounding.

Auctioneer's Comments

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Lady Smith Villa Bridge Road, Potter Heigham Great Yarmouth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Chain - Motivated Seller
- Fantastic Opportunity, Three Bedrooms, Three Floors

Tenure: Freehold EPC Rating: F
Council Tax Band: C

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108338 - 0004

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