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£190,000



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25 Seymour Avenue Great Yarmouth, NR30 4BB

- THREE BED TERRACED
- EPC TBA
- PLEASANT LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- MODERN FITTED KITCHEN
- WELL PRESENTED
- MODERN FITTED KITCHEN
- NO ONWARD CHAIN
- 770 sq ft of LIVING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Storm Porch

A covered area to keep you dry while you open recently installed modern part-glazed front door to enter your ...

Hall

Once in the door, you get that impression of space and light due to the uPVC sealed unit double glazed window to the side of the front door. There's a radiator with ornate cover, a fitted carpet and your stairs lead you up to all first floor rooms and a handy storage cupboard is located below. Doors lead to your Kitchen and ...

Lounge 4.40m x 3.65m (14' 5" x 12')

A large uPVC sealed unit double glazed window to front aspect attracts plenty of natural daylight, plus there's another to rear Garden views. There's also a feature fireplace, fitted carpet and radiator.

Kitchen 3.35m x 3.04m (11' x 10')

Your modern Kitchen features a range of base and wall units fitted to three walls complete with white 'shaker' style doors and drawers and a roll edge worktop over. Integrated appliances include an electric hob with extractor hood over and oven below and your stainless steel sink and drainer is located under the uPVC sealed unit double glazed window. Ample space is provided for your fridge and automatic washing machine, vinyl is laid to floor and a door leads to your ...

Rear Lobby 3.32m x 0.80m (10' 11" x 2' 7")

The link between your Kitchen and Bathroom features your back door leading out to your Garden.

WC 1.32m x 0.86m (4' 4" x 2' 10")

Separate from your Bathroom, this room features a low level WC and opaque uPVC sealed unit double glazed window.

Bathroom 2.23m x 1.76m (7' 4" x 5' 9")

A suite comprises of a panel bath and pedestal sink. A vinyl floor covering, uPVC sealed unit double glazed window and radiator also feature.

FIRST FLOOR

Landing

At the top of the stairs, your Landing features a fitted carpet and doors lead off to all Bedrooms.

Bedroom 1 4.40m x 3.20m (14' 5" x 10' 6")

Two uPVC sealed unit double glazed windows, one to front aspect, the other to rear, fitted carpet and radiator.

Bedroom 2 3.33m x 3.05m (10' 11" x 10')

Another good size double with a fitted carpet, radiator, handy storage cupboard and uPVC sealed unit double glazed window to rear aspect.

Bedroom 3 2.39m x 2.15m (7' 10" x 7' 1")

The smallest of the three is still a good size and features a double glazed window to front aspect, fitted carpet and radiator.

OUTSIDE

Front Garden

A pleasant front Garden with a lawned area and a path leading up to your front door.

Rear Gardens

Your enclosed rear Garden is mainly laid to lawn and shingle and features a path leading from the back of the house to a gate leading to a service road to rear...

Council Tax

GY Borough Council Band A

SUMMARY

An excellent opportunity to own this larger style terraced property in north Great Yarmouth. Though in good condition and very clean, you may want to put your own stamp on it with some cosmetic modernisation.

Book your viewing today.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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A WELL PRESENTED 3 BED TERRACE IN NORTH YARMOUTH

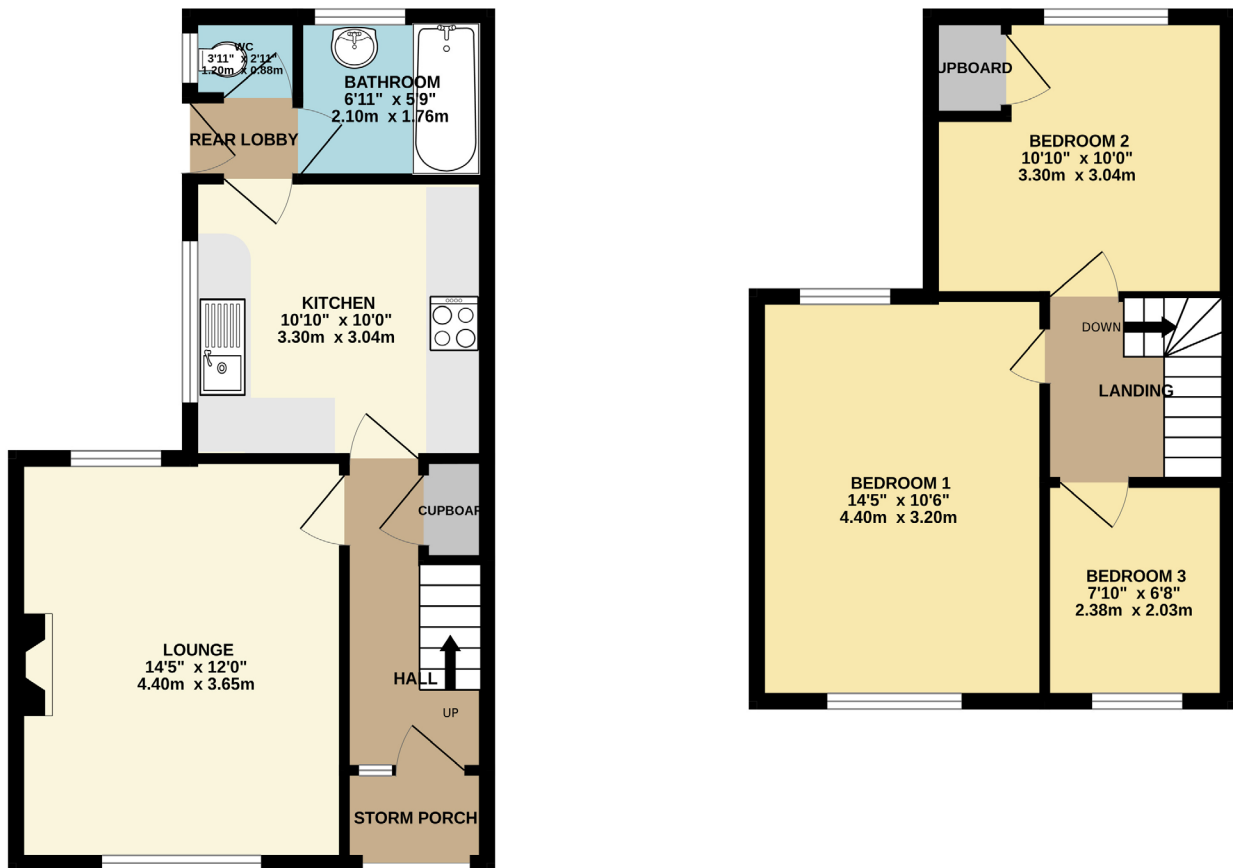
We are delighted to offer for sale this spacious three bed family home. Your accommodation comprises of an Entrance Hall, Lounge, modern fitted Kitchen, separate WC and Bathroom on the ground floor, while upstairs three good sized Bedrooms, all off Landing. The creature comforts of gas central heating are featured and a good sized garden to rear.

OVER 750 SQ FT of LIVING

LOCATION AND AMENITIES

Seymour Avenue is located to the North of the seaside town of Great Yarmouth and is situated in a quiet position within this sought after area, close to the Norfolk Broads. Less than a mile from the hustle and bustle of Great Yarmouth with its attractions such as high street branded shops, market and excellent range of restaurants and pubs, this property is also located conveniently for a range of local shops. Great Yarmouth Racecourse, Caister golf course and the beautiful sandy beach are also less than a mile away and the stunning Norfolk countryside is right on your doorstep. Good schools and an efficient public transport network is also available.

Contact: The 'ONE ONLINE' Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk



25 SEYMOUR AVENUE, GREAT YARMOUTH

TOTAL FLOOR AREA : 770 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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