









welcome to

Lower Cliff Road, Gorleston Great Yarmouth

A well presented 2 bed mid-terraced house. Situated within the sought after location of Gorleston-On-Sea.













Lounge

11' 6" x 11' 6" Max (3.51m x 3.51m Max)
Welcoming living area, with DG window & uPVC door to front aspect, carpeted flooring, ceiling light, TV point, radiator, coved ceiling, wall sockets, 2 x inset alcoves & lovely feature brick built fireplace with

Dining Room

12' 7" Max x 7' 10" (3.84m Max x 2.39m)

DG window to rear aspect, carpeted flooring, 2 x inset alcoves, coved ceiling, radiator, ceiling light, power points & door to kitchen

Kitchen

10' 6" x 12' 11" Max (3.20m x 3.94m Max)

Modern & well-appointed kitchen with DG opaque window & uPVC door to rear aspect. A range of wall and base units with complimentary marble effect roll top worksurfaces over, 1.5 bowl stainless steel sink & drainer with mixer tap, built in electric oven & hob with extractor over, plumbing for washing machine & tumble dryer, space for free standing fridge/freezer, laminate flooring, power points, boiler, ceiling light & partially tiled walls

W/c Bedroom One

11' 6" x 11' 7" (3.51m x 3.53m)

DG window to front aspect, carpeted flooring, ceiling & wall lights, wall sockets, radiator & 1x double & 1x single built in storage cupboard & over bed inset shelving unit

Bedroom Two

7' 10" x 12' 6" (2.39m x 3.81m)

DG window to rear aspect, carpeted flooring, built in storage cupboard, wall sockets, radiator, ceiling light & access to family bathroom

Bathroom

Modern bathroom suite with opaque window to side aspect, panelled bath with Victorian traditional mixer tap with handset, W/C, wash hand basin, laminate flooring, partially tiled walls & vertical chrome heated

radiator

Rear Garden

A stunning fully enclosed landscaped garden to rear with a combination of shingle and a well designed patio area, with a small artificial lawn & a charming veranda & decking area, with outdoor stove, creating a picturesque and inviting outdoor space to enjoy. Planted with potted plants & mature trees with small timber storage shed to side

Front Exterior

Aesthetically pleasing front exterior, with low level brick wall for added privacy & small path leading to front entrance





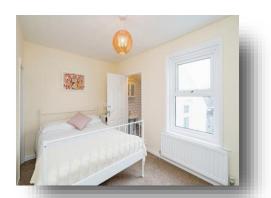
Lower Cliff Road, Gorleston Great Yarmouth

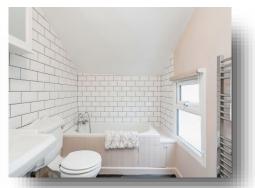
- *CHAIN FREE* 2 Bedroom Mid-Terraced House
- Enviable Coastal Location
- Close to Amenities
- Double Glazing & Gas Central Heating
- Tastefully Decorated Throughout

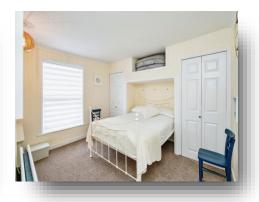
Tenure: Freehold EPC Rating: D

offers in excess of

£190,000







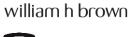


Please note the marker reflects the postcode not the actual property

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Property Ref: WEA107308 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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