



**Duke Road, Gorleston Great Yarmouth NR31 6LL**



**welcome to**

**Duke Road, Gorleston Great Yarmouth**

**\*New To Market\* 3 Bedroom End-Terraced Home in a prime location.**



### **Entrance Hall**

UPVC front door, carpeted flooring, ceiling light

### **Lounge**

12' 7" x 11' 1" ( 3.84m x 3.38m )

Double glazed window to rear aspect, log burner, fire place surround, understairs storage cupboard, carpeted flooring, rad, ceiling light

### **Dining Room**

14' 3" x 9' 10" ( 4.34m x 3.00m )

Double glazed bay window to front aspect, wooden flooring, ceiling light, rad

### **Utility Room**

4' 11" x 4' 8" ( 1.50m x 1.42m )

Double glazed window to rear, wood panelled walls, vinyl flooring, rad, ceiling light

### **Wc**

Double glazed window to side, vinyl flooring, wc, ceiling light

### **Bedroom 1**

13' 8" x 13' 2" ( 4.17m x 4.01m )

Double glazed bay window to front, storage cupboard, carpeted flooring, rad, ceiling light

### **Bedroom 2**

12' 3" x 11' 2" ( 3.73m x 3.40m )

Double glazed window to rear & side aspect, storage cupboard, carpeted flooring, rad, ceiling light

### **Bedroom 3**

8' 11" x 7' 11" ( 2.72m x 2.41m )

Double glazed window to side aspect, carpeted flooring, rad, ceiling light

### **Bathroom**

Double glazed window to rear, vinyl flooring, bath, shower cubical, wc, hand wash basin, ceiling, rad, ceiling light

### **Rear Garden**

Part patio slabs and part turf

### **Agents Note**

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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## Duke Road, Gorleston Great Yarmouth

- CHAIN FREE
- Close To Local Amenities
- 3 Generous Bedrooms
- Walking Distance To Award Winning Beach
- Fully Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WEA107602 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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