









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

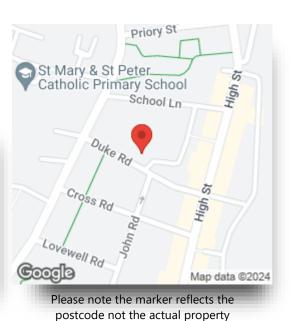
quide price

£170,000









view this property online williamhbrown.co.uk/Property/WEA107602



Property Ref: WEA107602 - 0003 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 quidance 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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