



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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welcome to

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: E

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107602 - 0007

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