



Manby Road, Gorleston Great Yarmouth NR31 0PQ

welcome to

Manby Road, Gorleston Great Yarmouth

CHAIN FREE Perfect for a first time buyer, small renovation project or a small family



Entrance Porch

uPVC door to front aspect, carpeted flooring, ceiling light & wood/glazed door giving access to..

Lounge

11' 7" x 10' 2" (3.53m x 3.10m)

Spacious living area, with DG window to front aspect, wood laminate flooring, ceiling light, wall sockets, TV point, radiator, coved ceiling & brick built electric fireplace & surround with 2 x inset alcoves with storage cupboard, carpeted stairs to first floor landing

Dining Room

11' 6" x 9' 3" (3.51m x 2.82m)

DG window to rear aspect, radiator, wall sockets & ceiling light

Kitchen

16' 2" x 5' 10" (4.93m x 1.78m)

DG window & uPVC door to side, giving access to garden. A range of wall and base units, with complimentary wood effect work surfaces over, stainless steel sink & drainer with mixer tap, plumbing for washing machine, built in electric oven & hob with extractor over, space for free standing fridge/freezer, tiled flooring, partially tiled walls, ceiling light, power points, & wall mounted boiler

Ground Floor Bathroom

DG opaque window to side aspect, paneled bath with shower over & mixer tap, wash hand basin with vanity unit under, low level W/C, radiator, wood effect laminate flooring & partially panelled walls

Bedroom One

11' 8" x 10' 5" (3.56m x 3.17m)

DG window to front aspect, carpeted flooring, wall sockets, ceiling light, TV point & radiator

Bedroom Two

11' 8" x 9' (3.56m x 2.74m)

DG window to rear aspect, wall sockets, ceiling light, radiator, carpeted flooring, built in storage cupboard & steps giving access to bedroom Three

Bedroom Three

6' 1" x 8' 3" (1.85m x 2.51m)

DG window to rear aspect, carpeted flooring, radiator, ceiling light & wall sockets

Rear Garden

Small courtyard with gated access to the rear of the property



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welcome to

Manby Road, Gorleston Great Yarmouth

- 3 Bedroom Detached Family Home
- Large Open Plan Lounge/Diner
- *CHAIN FREE*
- Enviaible Coastal Location
- Perfect Renovation Project

Tenure: Freehold EPC Rating: D

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107619 - 0003

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