



**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, panelled 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

### **Public Notice**

PUBLIC NOTICE

26 Manby Road Gorleston, NR31 0PQ

We are acting in the sale of the above property and have received an offer of £127,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place



**view this property online** [williamhbrown.co.uk/Property/WEA107619](http://williamhbrown.co.uk/Property/WEA107619)



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## 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 - 0009

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.

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.



william h brown



**01493 661999**



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT YARMOUTH, Norfolk, NR31 6RB



**williamhbrown.co.uk**