









welcome to

Stuart Close, Gorleston GREAT YARMOUTH

A charming Two-bedroom mid- terraced house, offering spacious reception rooms, and heaps of character throughout! Perfect first time buy or investment property

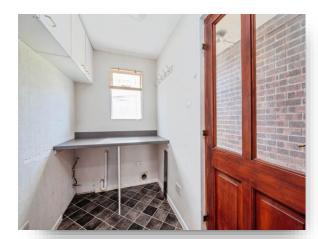












Auctioneer's Comments

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Entrance Hall

A welcoming entrance hall, comprising of double glazed uPVC door to front aspect, window to side, radiator, ceiling light, carpeted floor and stairs to first floor landing. Doors allow access to ground floor reception rooms

Lounge

10' 6" x 10' 4" (3.20m x 3.15m)

A spacious living area, with double glazed window to front aspect, carpeted flooring, pendant ceiling light, coved ceiling, radiator, wall sockets, TV point, inset alcove with shelving, and feature electric fireplace with wooden mantle and marble heath

Dining Room

15' 11" x 9' 10" (4.85m x 3.00m)

Carpeted flooring, ceiling light, radiator, wall sockets, coved ceiling, built in storage cupboard and lovely feature arch opening, giving an open plan feel

Kitchen

15' 4" x 13' 4" (4.67m x 4.06m)

A contemporary and well-appointed kitchen, with 2 x double glazed window to rear aspect. A range of wall and base units, & corner shelving with complimentary wood effect worksurfaces over, integrated oven and grill, electric hob and extractor over, stainless steel sink and drainer with mixer taps, space for free standing fridge/freezer, plumbing for dishwasher, wood laminate flooring, power points, ceiling light, partially tiled walls and radiator. Door allows access to...

Utility Room

7' 9" x 4' 11" (2.36m x 1.50m)

Double glazed window to rear aspect, worktop space with plumbing under for washing machine and tumble dryer, wall mounted storage cupboards, ceiling light, walls sockets and vinyl flooring

First Floor Landing Bedroom One

13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed window to front aspect, wood laminate flooring, ceiling light, wall sockets, coved ceiling,TV point, built in wardrobe, radiator and arched alcove with shelving

Bedroom Two

9' 11" x 10' 3" (3.02m x 3.12m)

Double glazed window to rear aspect, carpeted flooring, ceiling light, radiator, wall sockets, coved ceiling and built in cupboard

Family Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

Opaque double glazed window to rear aspect, panelled bath with mixer taps and electric shower

attachment, wash hand basin, low level W/C, wall mounted vanity unit, coved ceiling, hand towel rail, extractor fan, partially tiled walls, ceiling light and vinyl flooring

Rear Garden

A spacious, low maintenance fully enclosed garden. It is boarded by sturdy timber and brick post fencing, ensuring added privacy. The garden is mostly laid to lawn, a small paved pathway menders through the centre, leading to a patio area, which serves an ideal spot for outdoor dining and entertaining. From the patio area, there is gated rear access, enhancing convenience and accessibility. Additionally a timber built shed to side, allows for storage of outdoor gardening tools and equipment

Front Exterior

The front of the property, provides off road secure parking for upto Two vehicles





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Mid-Terrace Property
- Perfect First Time buy

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£135,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WEA107858 - 0002 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.





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