



**Albion Road, Great Yarmouth NR30 2JD**



**welcome to**

**Albion Road, Great Yarmouth**

This 5 Bedroom 3 storey family home benefits from lounge, dining room, generous size kitchen and a downstairs bathroom. First floor offers four bedrooms with an ensuite to the master bedroom and a W/C. A fifth bedroom is located on the second floor and benefits for an extra room.



### **Entrance Hall**

Understairs storage, radiator, wood effect flooring.

### **Lounge**

14' x 12' 9" ( 4.27m x 3.89m )

Double glazed window to front aspect, TV point, radiator, electric fireplace, carpet.

### **Dining Room**

16' 4" x 11' 6" ( 4.98m x 3.51m )

Sliding doors to rear garden, radiator, tiled flooring.

### **Kitchen**

21' x 6' 7" ( 6.40m x 2.01m )

Fitted with wall and base units, worksurfaces, sink and draining board, space for electric oven and hob, cooker hood, plumbing for washing machine, radiator, Combi boiler, x2 double glazed windows to side aspect.

### **Ground Floor Bathroom**

Walk in shower, wash hand basin, W.C, extractor fan, radiator, double glazed window to side aspect.

### **First Floor Landing**

Carpet.

### **Bedroom 1**

11' 9" x 7' 9" ( 3.58m x 2.36m )

Double glazed window to rear aspect, radiator, carpet.

### **En Suite**

Wash hand basin, W.C, shower cubicle, fully tiled.

### **Bedroom 2**

12' 7" x 11' 3" ( 3.84m x 3.43m )

Double glazed window to front aspect, radiator, carpet.

### **Bedroom 4**

9' 1" x 7' 3" ( 2.77m x 2.21m )

Double glazed window to front aspect, radiator, carpet.

### **Bedroom 5**

7' 3" x 7' 6" ( 2.21m x 2.29m )

Double glazed window to rear aspect, radiator, carpet.

### **W.C**

W.C, lino flooring.

### **Loft Room ( Bedroom 3)**

9' 8" x 9' 8" ( 2.95m x 2.95m )

Double glazed window to rear aspect, radiator, wood effect flooring, door to side room.

### **Side Room**

10' x 5' 2" ( 3.05m x 1.57m )

Previously used as a kitchen. Wood effect flooring, wall and base units, splashback tiling.

### **Rear Courtyard**

Brick built outbuilding, rear gated access.



**view this property online** [williamhbrown.co.uk/Property/GTY107315](http://williamhbrown.co.uk/Property/GTY107315)



welcome to

## Albion Road, Great Yarmouth

- Perfect For First Time Buyers & Investors
- Five Bedrooms
- Spacious Lounge and Dining Room
- Generous Size Kitchen
- Ground Floor Bathroom

Tenure: Freehold EPC Rating: D

offers in excess of

**£170,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GTY107315](http://williamhbrown.co.uk/Property/GTY107315)



Property Ref:  
GTY107315 - 0012

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 331144**



[greatyarmouth@williamhbrown.co.uk](mailto:greatyarmouth@williamhbrown.co.uk)



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)