









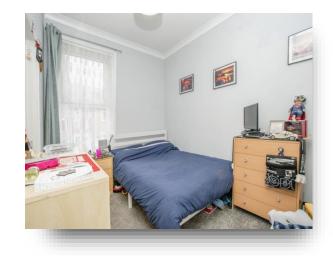
# welcome to

# **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.





## 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

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