

Ambrose Road, Caister-On-Sea Great Yarmouth NR30 5DA



welcome to

Ambrose Road, Caister-On-Sea Great Yarmouth

A Well presented three bedroom Mid-Terraced house, situated within the desirable village location off Caister-On-Sea













Entrance Porch

DG door to front aspect, wood effect laminate flooring, rose ceiling light & radiator

Lounge

14' 3" x 18' 8" (4.34m x 5.69m) A welcoming living area, comprising of DG French doors to rear aspect, carpeted flooring, TV point, radiator, 2 x rose ceiling lights, wall lights, wall sockets & carpeted stairs to first floor

Dining Room

10' 7" x 11' ($3.23m \times 3.35m$) DG window to side aspect, wood effect laminate flooring, rose ceiling light, wall lights, radiator & space for large dining table

Kitchen

11' 1" x 7' 7" (3.38m x 2.31m)

A modern & well appointed kitchen, with DG window to front aspect. A range of wall and base units with complimentary marble effect worksurfaces over, 1.5 bowl stainless steel sink & drainer with mixer tap, plumbing for washing machine, space for dishwasher, gas range cooker with tiled splashback, tiled flooring, space for free standing fridge/freezer, power points, partially tiled walls & ceiling light

Shower Room

Opaque window to front aspect, W/C, wash hand basin, corner shower cubicle with electric shower attachment & glass surround, radiator & vinyl flooring

First Floor Bedroom One

11' 1" x 10' 7" (3.38m x 3.23m) DG window to front aspect, radiator, laminate flooring, TV point, ceiling light & wall sockets

Bedroom Two

10' 7" x 11' 2" (3.23m x 3.40m) DG window to rear aspect, laminate flooring, radiator, wall sockets & ceiling light

Bedroom Three

7' 4" x 10' 11" (2.24m x 3.33m) DG window to front aspect, carpeted flooring, radiator, ceiling light & wall sockets

Bathroom

Modern bathroom suite with DG opaque window to front aspect, corner bath with shower attachment, glass wash hand basin & vanity under, W/C, heated towel radiator, vinyl flooring, spotlights & partially tiled walls

Rear Garden

A fully enclosed garden to rear, designed with paving slabs creating structure. Along one side, a decorative shingle area complements the design, while potted plants add a touch of greenery and charm.

Front Exterior

Fencing to both sides for added privacy, timber storage shed & green house, with the added benefit of large paved driveway for off road parking





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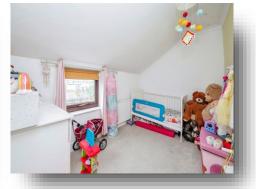
Ambrose Road, Caister-On-Sea Great Yarmouth

- A Well Presented 3 Bedroom Mid-Terraced Family Home
- Enviable Village Location
- Gas Central Heating & Double Glazing Throughout
- Modern & Contemporary Feel
- Close to Amenities

Tenure: Freehold EPC Rating: D

offers over **£210,000**





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Property Ref: GTY108372 - 0004 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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postcode not the actual property

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