



**Alderson Road, Great Yarmouth NR30 1QQ**



**welcome to**

**Alderson Road, Great Yarmouth**

**\*\*CHAIN FREE\*\*** William H Brown are pleased to present this three bedroom mid terraced house in the sought after location of Great Yarmouth. The property is a short walk away from Great Yarmouth town centre and beach. The property is also close to all local amminites, schools and bus routes.



### **Lounge**

9' 5" x 10' 1" ( 2.87m x 3.07m )

Bay window to front aspect, carpet, radiator

### **Dining Room**

12' 4" x 10' 4" ( 3.76m x 3.15m )

Window to rear aspect, carpet, radiator

### **Kitchen**

7' 5" x 11' 5" ( 2.26m x 3.48m )

Window to rear aspect, vinyl flooring, gas oven and hob, radiator, part tiled wall, door to side aspect leading to garden

### **Utility/Toilet**

4' 5" x 5' 5" ( 1.35m x 1.65m )

Toilet, vinyl flooring, window to rear aspect

### **Lobby**

2' 7" x 3' 6" ( 0.79m x 1.07m )

Vinyl flooring, window to rear aspect

### **Bedroom One**

12' 4" x 10' 1" ( 3.76m x 3.07m )

Window to front aspect, carpet, radiator

### **Bedroom Two**

9' 1" x 10' 4" ( 2.77m x 3.15m )

Carpet, radiator, window to rear aspect

### **Bedroom Three**

7' 5" x 5' 9" ( 2.26m x 1.75m )

Window to rear aspect, radiator, carpet

### **Bathroom**

Window to rear aspect, part tiled wall, vinyl flooring, bath, sink, toilet, radiator



***view this property online*** [williamhbrown.co.uk/Property/GTY108432](http://williamhbrown.co.uk/Property/GTY108432)



welcome to

## Alderson Road, Great Yarmouth

- CHAIN FREE
- Three bedrooms
- Dining room
- Rear garden
- On street parking

Tenure: Freehold EPC Rating: D

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GTY108432](http://williamhbrown.co.uk/Property/GTY108432)



Property Ref:  
GTY108432 - 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.

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)