



Alderson Road, Great Yarmouth NR30 1QL

welcome to

Alderson Road, Great Yarmouth

****GUIDE PRICE £160,000 TO £180,000**** Four bedroom mid terraced house in Newtown, Great Yarmouth. Perfect for first time buyers or those looking to downsize.



Outside Front

Welcoming pathway leading to front door.

Lounge

9' 1" x 11' 8" (2.77m x 3.56m)

Carpet, ceiling light, 2 x wall lights, double glazed window to front aspect.

Dining Room

12' 7" x 11' 1" (3.84m x 3.38m)

Laminate flooring, radiator, electric fireplace, ceiling light, double glazed window to rear aspect.

Kitchen

7' 8" x 9' 8" (2.34m x 2.95m)

Tiled flooring, base and wall units, built in double oven, gas hob with electric hood, stainless steel sink, space for dishwasher, extractor, ceiling light, double glazed window to side aspect, door leading to rear garden.

Utility

Space for fridge freezer, space for washing machine.

Downstairs Bathroom

Tiled flooring, bath with overhead shower, WC, wash hand basin, built in units, extractor, spotlights, double glazed window to rear aspect.

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

Carpet, radiator, ceiling light, double glazed window to front aspect.

Bedroom Two

12' 7" x 11' 1" (3.84m x 3.38m)

Carpet, ceiling light, double glazed window to rear aspect, stairs leading to attic room/bedroom four.

Bedroom Three

7' 8" x 12' 4" (2.34m x 3.76m)

Carpet, ceiling light, double glazed window to side aspect.

Bedroom Four

11' 8" x 14' 4" (3.56m x 4.37m)

Carpet, ceiling light.

Rear Garden

Slabbed walkway leading to gate providing rear access to the property, space for shed, astro turf with raised decking area perfect to relax.



view this property online williamhbrown.co.uk/Property/GTY108942



welcome to

Alderson Road, Great Yarmouth

- Mid Terraced House
- Four Bedrooms
- Presented To A High Standard Throughout
- Desirable Location
- Close To Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY108942



Property Ref:
GTY108942 - 0011

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



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



williamhbrown.co.uk