

# Wolseley Road, Great Yarmouth NR31 0EJ



## welcome to

## Wolseley Road, Great Yarmouth

\*\*GUIDE PRICE £160,000 TO £170,000\*\* Three bedroom mid terraced house, all bedrooms off landing. Situated within walking distance to local amenities.













#### **Front Exterior**

Aesthetically pleasing front exterior, with low level brick-built wall and gated access for added privacy. A small path leads you to the front of the property

#### Lounge

14' 4" x 13' 3" Into Bay ( 4.37m x 4.04m Into Bay ) A welcoming living area, comprising off double glazed window to front aspect, wood laminate flooring, inset ceiling spotlights, TV point, wall sockets, radiator, and 2 x inset alcoves

#### **Dining Room**

14' 4" x 15' 1" (  $4.37m\ x\ 4.60m$  ) Double glazed window to rear aspect, inset ceiling spotlights, wood laminate flooring, wall sockets, 2 x alcoves and access to Kitchen

#### Kitchen

13' 5" x 8' 4" ( 4.09m x 2.54m )

A modern and well-appointed kitchen, with double glazed window to side aspect. A range of wall and base units and complimentary roll top marble effect worksurfaces over, 1.5 bowl composite sink and drainer with mixer tap, space for free standing fridge/freezer, integrated double electric oven, electric hob and extractor over, ceiling light, wall sockets, and wood laminate flooring

#### **Utility Room**

Double glazed window and uPVC door to rear aspect, plumbing for washing machine and space for dishwasher, 2 x ceiling lights, wall sockets, wood laminate flooring, and door to...

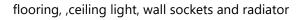
#### **Downstairs Cloakroom**

Single glazed opaque window to rear aspect, WC, wood laminate flooring, and ceiling light

**First Floor Landing** Access to First floor bedrooms and family bathroom

#### **Bedroom One**

14' 6" x 12' (4.42m x 3.66m) Double glazed window to front aspect, carpeted



#### **Bedroom Two**

10' 8" x 11' 11" ( 3.25m x 3.63m ) Double glazed window to rear aspect, carpeted flooring, inset ceiling spotlights, wall sockets and radiator

#### **Bedroom Three**

8' 11" x 8' 11" ( 2.72m x 2.72m ) Double glazed window to side aspect, carpeted flooring, ceiling light, wall sockets and radiator

#### **Family Bathroom**

Double glazed opaque window to rear aspect, Pshaped bath with overhead thermostatic rainfall shower attachment, double wash hand basins with built in vanity units, combination unit with W/C, vinyl flooring, inset ceiling spotlights and extractor fan

#### **Rear Garden**

A well maintained rear garden, with sturdy timber and brick post fencing at its boundary, for added privacy. Upon entering you are greeted by a decking area, perfect for outdoor seating and entertaining. Adjacent to the decking area, theres a neatly arranged shingle area with stepping stone pathway, providing easy access to the rear of the property. In addition to the main decking and shingle area, there is designated area that boasts a brick-built bar, adding a fun and social element to the garden, making it an ideal spot for gatherings with family and friends.





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## Wolseley Road, Great Yarmouth

- Downstairs Cloakroom And Upstairs Bathroom
- Three Bedroom Off Landing
- Mid Terraced House
- Walking Distance To Local Amenities
- Ready To Move Into

Tenure: Freehold EPC Rating: C

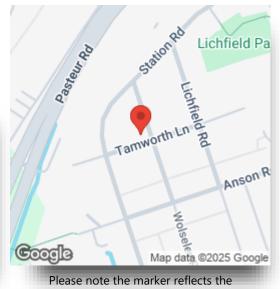
guide price **£160,000** 





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postcode not the actual property



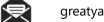
Property Ref: GTY109018 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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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