



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

flooring, ceiling light, wall sockets and radiator

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, P-shaped 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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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109018 - 0007

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