



Gatacre Road, Great Yarmouth NR31 0BQ

welcome to

Gatacre Road, Great Yarmouth

****GUIDE PRICE £110,000 TO £130,000****TENANTS IN SITU PAYING £800PCM**** Three bedroom mid terrace house, providing a great investment opportunity for those looking to start their portfolio or add to it.



Outside Front

Low level brick wall, with concrete area leading to front door.

relax.

Lounge

13' 1" x 11' 1" (3.99m x 3.38m)

Laminate flooring, radiator, ceiling light, double glazed window to front aspect.

Dining Room

13' 11" x 11' 1" (4.24m x 3.38m)

Laminate flooring, radiator, door to understairs storage, ceiling light, double glazed window to rear aspect.

Kitchen

8' 2" x 12' 4" (2.49m x 3.76m)

Laminate flooring, base and wall units, space for fridge freezer, space for oven with electric hood, plumbing for washing machine, stainless steel sink, partially tiled walls, ceiling light, double glazed window to side aspect.

Shower Room

Lino flooring, shower cubicle, WC, wash hand basin, partially tiled walls, ceiling light, extractor, double glazed window to rear aspect.

Bedroom One

13' 1" x 11' 1" (3.99m x 3.38m)

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

Bedroom Two

8' 2" x 11' 8" (2.49m x 3.56m)

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

Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m)

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

Outside Rear

Concrete courtyard area providing space to sit and



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Gatacre Road, Great Yarmouth

- TENANTS IN SITU
- Three Bedrooms
- Mid Terraced House
- Close To Local Amenities
- Low Maintenance Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY108952 - 0010

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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