



St. Georges Road, Great Yarmouth NR30 2JR

welcome to

St. Georges Road, Great Yarmouth

****CHAIN FREE**** Impressive 5/6 bedroom family home, just a stones throw from Great Yarmouth's sandy beach & town centre. This home offers the perfect blend of style, functionality and comfort for a modern family. Call us today on (01493) 331144



Entrance Hall

Oak flooring, radiator.

Lounge/Bedroom

15' 10" Max x 18' 6" Max (4.83m Max x 5.64m Max)

Double glazed bay window to front aspect, carpet, radiator x2, fireplace.

Bedroom 2

14' 1" x 11' 11" Max (4.29m x 3.63m Max)

Laminate flooring, double glazed window to rear aspect, radiator, built in wardrobe, built in cupboard.

Wet Room

Double glazed window to side aspect, tiled flooring, shower, W/C, hand basin.

Kitchen

16' 5" x 10' 11" Max (5.00m x 3.33m Max)

Tiled Flooring, double glazed window to rear aspect, base and wall units, sink with drainer, built in oven, electric hob, built in cupboard, radiator, door to side aspect to courtyard.

First Floor

Lounge

14' 6" x 21' 1" Max (4.42m x 6.43m Max)

Double glazing to french windows onto front aspect balcony, double glazing to picture window front aspect, carpet, radiator x2.

Kitchen

14' 11" x 12' 3" (4.55m x 3.73m)

Laminate flooring, wall and base units, double glazed window to rear aspect, sink and drainer, built in oven and hob, plumbing for washing machine, radiator.

Bathroom

Vinyl flooring, W/C, hand basin, bath with over head shower, double glazed window to side aspect, radiator.

Bedroom 1

16' 3" Max x 10' 8" Max (4.95m Max x 3.25m Max)

Double glazed window to rear aspect, carpet,

radiator.

Second Floor

Bedroom 4

15' 4" Max x 6' 7" (4.67m Max x 2.01m)

Velux window to rear aspect, wooden flooring, radiator.

Bedroom 5

10' 8" x 8' (3.25m x 2.44m)

Double glazed window to front aspect, wooden floors, radiator.

Bedroom 3

11' 11" x 14' 3" (3.63m x 4.34m)

Double glazed window to front aspect, wooden flooring, radiator.

Courtyard

Fully enclosed courtyard to rear.

Garden

Large mainly laid to lawn, with various shrubbery & trees, fully enclosed with gate to front.



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welcome to

St. Georges Road, Great Yarmouth

- NO CHAIN
- Immaculately Presented Throughout
- Double Glazing & Gas Central Heating
- Walking Distance to Beach & Town Centre
- Viewings Highly Advised

Tenure: Freehold EPC Rating: E

Council Tax Band: E

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109042 - 0009

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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