





**Albion Road, GREAT YARMOUTH NR30 2JD** 



# welcome to

# **Albion Road, GREAT YARMOUTH**

\*\*GUIDE PRICE £180,000 - £190,000\*\* Four bedroom mid terrace house, within walking distance to the beach and town centre. This property would be a fantastic family home and is ready to move into.

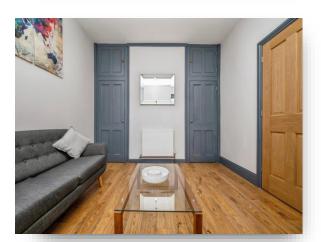












#### **Great Yarmouth**

Great Yarmouth, a coastal town in Norfolk, England, is known for its maritime heritage and lively seaside atmosphere. The town's history traces back to Roman times, flourishing during the medieval period as a fishing port. Visitors can explore its past at the Time and Tide Museum, which offers insights into Yarmouth's maritime history.

The town is famous for its beaches and seaside attractions. Great Yarmouth Beach, with its golden sands, is ideal for sunbathing and beach games. The promenade features arcades, funfairs, and the iconic Britannia Pier with entertainment shows.

Nearby, the Broads National Park offers rivers and lakes for boating and birdwatching. Yarmouth's architecture features medieval town walls, St. Nicholas Church, and the Elizabethan House Museum.

The community hosts events like the Great Yarmouth Maritime Festival, celebrating its seafaring heritage. Visitors can enjoy culinary delights from fish and chips to fine dining, with local markets offering a taste of Norfolk's produce.

In summary, Great Yarmouth blends history, culture, and leisure, providing something for everyone, whether exploring its past, enjoying natural beauty, or relaxing by the sea.

#### **Entrance Hall**

Ceiling light, two radiators and carpeted flooring.

## Lounge

16' Into Bay x 13' 4" ( 4.88m Into Bay x 4.06m ) Two ceiling lights, double glazed window to front, radiator and carpeted flooring.

## **Dining Room**

11' 4" x 10' 9" ( 3.45m x 3.28m )

Ceiling light, double glazed window to rear, 2 x built in units, radiator and laminate flooring.

#### Kitchen

Ceiling light, spot lights, double glazed window to side, wall and base units with worktops, stainless steel sink, space for range cooker, electric hood, built in dishwasher, plumbing for washing machine, space for fridge freezer, radiator and laminate flooring.

#### **Shower Room**

Double glazed window to side, spot lights, shower cubicle, partially tiled walls, wash hand basin, WC, heated towel rail, extractor fan and tiled flooring.

### **Bedroom One**

11' 2" x 15' 4" max ( 3.40 m x 4.67 m max ) Ceiling light, double glazed window to front, built in storage, radiator and carpeted flooring.

#### **Bedroom Two**

13' 4" x 11' ( 4.06m x 3.35m )
Ceiling light, doube glazed window to rear, feature fireplace, radiator and carpeted flooring.

### **Bedroom Three**

 $8' 10" \times 5' 11"$  (  $2.69m \times 1.80m$  ) Ceiling light, double glazed window to front, radiator and carpeted flooring.

#### **Bedroom Four**

Spot lights, double glazed window to rear, radiator and carpeted flooring.

### **Bathroom**

Spot lights, double glazed window, jacuzzi bath and shower attachments, WC, wash hand basin, partially tiled walls, extractor, radiator and lino flooring.

## **Loft Space**

Pull down ladder leading to partially boarded space.

### **Rear Garden**

Courtyard area, slabbed, stairs to balcony, decking area, space for seating area.





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# **Albion Road, GREAT YARMOUTH**

- Presented To A High Standard Throughout
- Walking Distance To Beach & Local Amenities
- Four Bedrooms
- Mid Terraced House
- Outdoor Space

Tenure: Freehold EPC Rating: E

Council Tax Band: C

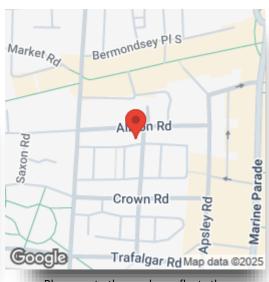
guide price

£180,000









Please note the marker reflects the postcode not the actual property

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Property Ref: GTY109076 - 0012 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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