



**Hamilton Road, Great Yarmouth NR30 4LY**



**welcome to**

## **Hamilton Road, Great Yarmouth**

**\*\*GUIDE PRICE £230,000 - £245,000\*\*** Five bedroom mid terraced house, located in the desirable location of North Yarmouth. Within walking distance to local amenities.



### Entrance Hall

A welcoming and bright entrance hall, with uPVC double glazed door to front aspect. Original Victorian cornice archway, laminate flooring, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

### Lounge

12' 11" x 16' 4" Max ( 3.94m x 4.98m Max )

Double glazed bay window to front aspect, carpeted flooring, rose ceiling light, 2 x radiators, coved ceiling, wall sockets, TV point and feature electric fireplace with marble heath and wood surround

### Dining Room

11' 2" x 12' 9" Max ( 3.40m x 3.89m Max )

Double glazed window to rear aspect, carpeted flooring, carpeted flooring, wall sockets, radiator and rose ceiling light

### Kitchen

17' 6" x 10' 11" ( 5.33m x 3.33m )

A spacious and well-appointed kitchen, with double glazed window and single uPVC door to side, with access to rear garden. A range of wall and base units and complimentary worksurfaces over, plumbing for washing machine, and tumble dryer, space for dishwasher, space for electric oven and hob, with canopied stainless steel extractor over, 1.5 bowl stainless steel sink and drainer with mixer taps, space for free standing fridge/freezer, ceiling spotlights, laminate flooring, wall sockets, radiator, and partially tiled walls

### Downstairs Bathroom

Opaque double glazed window to side aspect, panelled bath with mixer taps, wash hand basin, W/C, radiator, fully tiled walls, ceiling light and vinyl flooring

### Reception Room/Bedroom Three

9' 2" x 10' 5" ( 2.79m x 3.17m )

Double glazed windows to rear and side aspect, carpeted flooring, rose ceiling light, wall sockets and radiator

### First Floor

Carpeted flooring, ceiling light, radiator and loft access

### Bedroom One

10' 10" x 12' 10" ( 3.30m x 3.91m )

Double glazed window to rear aspect, radiator, carpeted flooring, ceiling light and wall sockets

### Bedroom Two

8' 7" x 13' 2" ( 2.62m x 4.01m )

Double glazed window to front aspect, radiator, wall sockets, ceiling light and carpeted flooring

### Bedroom Four

8' 10" x 11' ( 2.69m x 3.35m )

Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets and radiator

### Bedroom Five

13' 2" Max x 8' 2" ( 4.01m Max x 2.49m )

Double glazed window to front aspect, radiator, carpeted flooring, ceiling light and wall sockets

### Shower Room

Opaque double glazed window to side aspect, W/C, wash hand basin with mixer taps, corner shower cubicle, tiled flooring, ceiling light, radiator and fully tiled walls

### Rear Garden

Enclosed courtyard, with brickweave patio, timber built storage shed and gated access to the rear of the property



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## Hamilton Road, Great Yarmouth

- Five Bedroom Mid-Terraced Family Home
- Heaps of Potential Throughout
- Double glazing And Gas Central Heating
- Original Features
- Close to Amenities and Great Yarmouth's Attractions

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 3.36

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1923. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GTY109074 - 0003

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