



Palgrave Road, Great Yarmouth NR30 1QD

welcome to

Palgrave Road, Great Yarmouth

****VACANT PROPERTY**** Located within the desirable coastal destination of Great Yarmouth & adjoining to the highly sought-after Norfolk & Suffolk Broads.



Entrance Hall

Laminate flooring, radiator.

rear, decking.

Lounge

12' 2" Max x 9' 5" (3.71m Max x 2.87m)

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

Dining Room

11' 10" x 12' 6" (3.61m x 3.81m)

Laminate flooring, double glazed window to rear aspect, radiator, understairs cupboard.

Kitchen

17' 4" x 8' (5.28m x 2.44m)

Tiled flooring, double glazed window to side aspect, variety of wall & base units, radiator, cookerhood, sink and drainer, plumbing for washing machine.

Shower Room

Tiled flooring, double glazed window to rear aspect, shower cubicle, extractor fan, W/C, wash hand basin, towel radiator.

Bedroom One

12' 3" Max x 12' 6" (3.73m Max x 3.81m)

Double glazed window to front aspect, carpet, radiator, built in cupboard with loft access.

Bedroom Two

11' 10" Max x 12' 6" (3.61m Max x 3.81m)

Double glazed window to rear aspect, carpet, radiator.

Bedroom Three

8' 7" x 7' 11" (2.62m x 2.41m)

Double glazed window to side aspect, radiator, carpet.

Bathroom

Tiled flooring, bath, W/C, wash handbasin, towel radiator, double glazed window to rear aspect.

Rear Garden

Fully enclosed low maintenance courtyard, access to



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welcome to

Palgrave Road, Great Yarmouth

- Sold Vacant
- Perfect For First Time Buyer/Small Family
- 3 Bedrooms
- Beautifully Presented Throughout
- Sought After Area

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£155,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109036



Property Ref:
GTY109036 - 0005

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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