



Ordnance Road, Great Yarmouth NR30 3DH

welcome to

Ordnance Road, Great Yarmouth

****NO CHAIN**** Three bedroom mid terraced house, within walking distance to all local amenities. Perfect for first time buyers or those looking to invest.



Lounge

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

uPVC entrance door and double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets, TV point, 2 x inset alcoves and doors with access to ground floor reception rooms and carpeted stairs to first floor landing

Dining Room

8' 5" Max x 9' 7" Max (2.57m Max x 2.92m Max)

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

Kitchen

9' 4" x 5' 10" (2.84m x 1.78m)

A well-appointed kitchen, with double glazed window to side and single uPVC door allowing access to rear garden. A range of wall and base units with complimentary worksurfaces over, built in electric oven and hob with canopied stainless steel extractor over, 1 bowl stainless steel sink and drainer with mixer taps, plumbing for washing machine, space for free standing fridge/freezer, tiled flooring, power points, ceiling light and door leading to...

Downstairs Shower Room

Shower cubicle, W/C, wash hand basin with mixer taps, carpeted flooring, ceiling light and partially tiled walls

First Floor Landing

Carpeted flooring, ceiling light and doors with access to bedrooms and family bathroom

Bedroom One

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

Double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets and door to storage cupboard

Ensuite Shower Room

Corner Shower cubicle, W/C, wash hand basin, ceiling light and carpeted flooring

Bedroom Two

8' 7" x 12' 10" (2.62m x 3.91m)

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

Bedroom Three

8' x 6' 1" (2.44m x 1.85m)

Carpeted flooring, wall sockets and ceiling light

Family Bathroom

Double glazed opaque window to rear aspect, P-shaped pannelled bath with mixer taps and overhead rainfall shower attachment, W/C, wash hand basin, partially tiled walls, carpeted flooring, extractor fan, ceiling light



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welcome to

Ordnance Road, Great Yarmouth

- Three Bedroom Mid-Terraced Family Home
- Enviaible Costal Location
- CHAIN FREE
- Close to Amenities and an Abundance of Entertainment
- Two Sizable Reception Rooms

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109145 - 0004

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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