



Breydon Road, Great Yarmouth NR31 0AL

welcome to

Breydon Road, Great Yarmouth

****GUIDE PRICE £130,000 TO £140,000**** Modern and newly decorated 3 bedroom mid-terraced home in the heart of Cobholm, Great Yarmouth, features include a spacious lounge, seperate dining room, well-appointed kitchen, stylish family bathroom and a private rear garden.



Lounge

9' 10" x 11' 3" (3.00m x 3.43m)

Laminate flooring, radiator, spotlights, double glazed window to front aspect, USB points, wall mounting electrics and tv points

Dining Room

11' 2" x 12' 11" (3.40m x 3.94m)

Laminate flooring, radiator, spotlights, double glazed window to rear aspect, understairs cupboard, USB points, sliding glass door leading to the kitchen.

Kitchen

9' 9" x 7' 9" (2.97m x 2.36m)

Laminate flooring, base and wall units, sink, electric oven and hood, space for washing machine, space for fridge freezer, radiator, double glazed window to side aspect.

Bathroom

Tiled flooring, bath with overhead shower, wash hand basin, WC, radiator, floor to ceiling tiled walls throughout, double glazed window to side aspect.

Landing

Carpeted stairs with a beautiful 5 drop down lights, leading to both bedrooms.

Bedroom One

9' 11" x 11' 5" (3.02m x 3.48m)

Laminate flooring, radiator, ceiling light, double glazed window to front aspect, wall mounting electrics and TV, electrical points both sides of the bed, metal USB points.

Bedroom Two

10' 2" x 11' 3" (3.10m x 3.43m)

Laminate flooring, radiator, ceiling light, double glazed window to rear aspect, wall mounting electrics and TV, electric points both sides of the bed, metal USB points.

Bedroom Three

10' 2" x 6' 10" (3.10m x 2.08m)

Laminate flooring, radiator, window to rear aspect.

Rear Garden

Private rear garden that is decked out fully.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Bathroom

Tiled flooring, bath with overhead shower, wash hand basin, WC, radiator, floor to ceiling tiled walls throughout, double glazed window to side aspect.



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welcome to

Breydon Road, Great Yarmouth

- Chain Free
- 3 Bedrooms
- Recent High-Quality Renovation
- Local To All Amenities
- Perfect For First Time Buyers

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109252 - 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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