







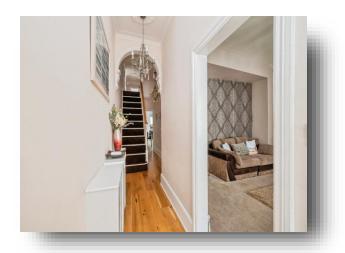


welcome to

Princes Road, Great Yarmouth

GUIDE PRICE £200,000 TO £210,000 A VICTORIAN GEM! Four bedroom mid-terraced property! In the heart of Great Yarmouth within walking distance to all amenities.













Entrance Hall

A welcoming and bright entrance hall, comprising of uPVC door to front aspect. Cornice and rose ceiling light with beautiful Victorian arch, wooden flooring, radiator, carpeted stairs to first floor landing and doors, allowing access to downstairs reception rooms

Lounge

11' 10" x 15' 11" Max (3.61m x 4.85m Max)

A perfect central gathering hub, to relax as a family. Comprising of uPVC double glazed bay fronted window. Carpeted flooring, rose ceiling light and cornice, TV point, wall sockets and 4 x radiators

Dining Room

16' 8" Max x 9' (5.08m Max x 2.74m)

Double glazed window to side aspect, radiator, ceiling light, wood laminate flooring, and wall sockets

Bedroom Two

10' 3" x 10' (3.12m x 3.05m)

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

Kitchen

10' 4" x 8' 11" (3.15m x 2.72m)

A modern and well-appointed kitchen, with double glazed windows to side and rear aspect. A range off wall and base units with complimentary worksurfaces over, composite sink and drainer with brass mixer taps, built in electric oven, induction hob and extractor over, intregrated dishwasher, washing machine and fridge/freezer, partially tiled walls, tiled flooring, inset ceiling spotlights, wall sockets, radiator, and door to side, with access to courtyard

Shower Room

A modern shower room, with wash hand basin, W/C, built in shower cubicle with thermostaic shower attachment, fully tiled walls, vinyl flooring, heated towel radiator, extractor fan and ceiling light

First Floor Accomadation

Landing

Carpeted flooring, radiator, ceiling light, and doors allowing access to first floor bedrooms and family shower room

Master Bedroom

14' 11" Max x 15' 7" (4.55m Max x 4.75m) Double glazed bay fronted window and additional window to front aspect. Carpeted flooring, radiator, ceiling light, wall sockets, and feature fireplace

Bedroom Three

10' 1" x 11' (3.07m x 3.35m)

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

W/C

Double glazed opaque window to side aspect, W/C, wash hand basin with built in vanity unit under, tiled flooring, hand towel rail, ceiling light and tiled flooring

Family Shower Room

A modern 3-piece suite, with double glazed opaque window to side aspect, wash hand basin, W/C, walk in shower cubicle, with electric shower attachment, vinyl flooring, extractor fan, heated towel radiator, and ceiling light

Bedroom Four

10' 1" x 8' 3" (3.07m x 2.51m)

Double glazed window to side aspect, Carpeted flooring, ceiling light, wall sockets and radiator





welcome to

Princes Road, Great Yarmouth

- CHAIN FREE
- Large Family Home, with Free Flowing Accommadation
- Presented to a High Standard Throughout
- Orginal Features
- Enviable Coastal Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

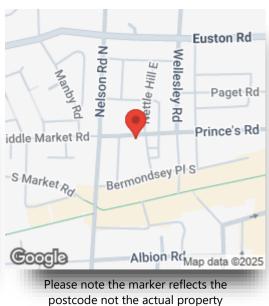
guide price

£200,000









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Property Ref: GTY109181 - 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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