



**Audley Street, Great Yarmouth NR30 1EW**

**welcome to**

**Audley Street, Great Yarmouth**

**\*\*GUIDE PRICE £140,000 TO £150,000\*\*** A beautifully presented 3-bedroom Victorian mid-terraced home, perfectly located within walking distance of the beach and town centre. This stylish property features a private driveway, a landscaped south-facing garden, contemporary interiors throughout.



### **Outside Front**

Private cobbled stone driveway with pretty flowerbeds to the side.

### **Front Porch**

Attractive front porch providing a welcoming entrance to the property.

### **Lounge**

11' x 11' 8" Max ( 3.35m x 3.56m Max )

Double glazed window to front aspect, fireplace, electric radiator, original stripped pine floor.

### **Dining Room**

9' 6" x 11' 7" Max ( 2.90m x 3.53m Max )

Double glazed window to rear aspect, electric fireplace, electric radiator, door to understairs cupboard, original stripped pine floor.

### **Kitchen**

18' x 6' 2" ( 5.49m x 1.88m )

Two double glazed windows to side aspect, door to side, electric radiator, sink and drainer, wall and base units, built in oven, induction hob, space for washing machine, space for fridge freezer, wooden and tiled flooring.

### **Shower Room**

Double glazed window to side aspect, W/C, wash basin, shower cubical, electric radiator, tiled flooring.

### **Bedroom One**

10' 11" x 11' 8" Max ( 3.33m x 3.56m Max )

Double glazed window to front aspect, two x electric radiators, carpet flooring.

### **Bedroom Two**

9' 8" x 11' 7" Max ( 2.95m x 3.53m Max )

Double glazed window to rear aspect, built in cupboard, electric radiator, carpet flooring.

### **Bedroom Three**

10' 5" x 5' 11" ( 3.17m x 1.80m )

Double glazed window to side aspect, electric radiator, carpet flooring.

### **Bathroom**

Double glazed window to side aspect, W/C, bath / shower, electric radiator, wooden flooring.

### **Garden**

Low maintenance garden with shingle area, brand new gate, attractive window boxes, space for outdoor dining and entertaining.



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## **Audley Street, Great Yarmouth**

- CHAIN FREE
- Ground floor shower room and first floor family bathroom
- Off road parking
- Low maintenance garden
- Walking distance to the train station and the beach

Tenure: Freehold EPC Rating: F

Council Tax Band: A

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GTY109406 - 0009

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