









# welcome to

# **South Beach Parade, Great Yarmouth**

\*\*NEW TO MARKET\*\* Two bedroom end of terrace house, within walking distance to the beach and local amenities, Perfect for first time buyers, investors or those looking to downsize and be local to the beach.













### **Outside Front**

An aesthetically pleasing front exterior, with decorative brick-built wall boundary, for added privacy. A low-level gate, leads you on to a concreate pathway, providing direct access to the side entrance of the property. A generously sized and well-maintained lawn area to side. Small boarders surround this space & are planted with mature trees, hedgerows and shrubs

### **Entrance Hall**

A welcoming entrance hall, comprising of doubleglazed uPVC door to side aspect. Carpeted flooring, ceiling light, coved ceiling, wall sockets, radiator, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

### Lounge

10' 5" x 14' 5" ( 3.17m x 4.39m ) A spacious living area, with double glazed windows to front and side aspect. Carpeted flooring, ceiling light, coved ceiling, 2 x radiators, wall sockets, TV point, and telephone

point

## Kitchen

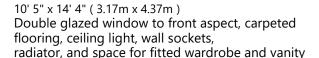
8' 9" x 10' 5" ( 2.67m x 3.17m )
A well-appointed and contemporary kitchen. With double glazed window to rear aspect.
Wall and base units, 1 bowl stainless steel sink and drainer with mixer taps, space for free standing fridge/freezer, wall mounted boiler, vinyl flooring, partially tiled walls, plumbing for washing machine, power points, strip ceiling light, and double-glazed

## Landing

Carpeted flooring, ceiling light, and doors allowing access to first floor bedrooms and bathroom

uPVC door allowing access to rear garden

### **Bedroom One**



#### **Bedroom Two**

8' 10" x 10' 1" ( 2.69 m x 3.07 m ) Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets, radiator, and space for fitted wardrobe

#### Bathroom

Double glazed opaque window to rear aspect. Panelled bath, with handset shower attachment, low level W/C, wash hand basin, radiator, extractor fan and carpeted flooring





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# **South Beach Parade, Great Yarmouth**

- CHAIN FREE
- Two Bedrooms
- End-Terraced House
- Front & Rear Garden
- Walking Distance To Beach

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers over

£100,000









Please note the marker reflects the postcode not the actual property

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Property Ref: GTY109420 - 0006 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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