



Admiralty Road, Great Yarmouth NR30 3DQ

welcome to

Admiralty Road, Great Yarmouth

A well-presented 3-bedroom mid-terrace home, just a short walk from the beach and town centre. Features include a lounge, dining room, family bathroom, and on-street parking. Perfect for families, first-time buyers, or anyone seeking a convenient seaside lifestyle.



Lounge

10' 10" x 9' 6" (3.30m x 2.90m)

Double glazed window to front aspect, carpet, radiator.

Dining Room

12' 10" x 9' 10" (3.91m x 3.00m)

Double glazed window to rear aspect, laminate flooring, radiator.

Kitchen

15' 9" x 6' 11" (4.80m x 2.11m)

Tiled flooring, double glazed window to side and rear aspect, variety of wall & base units, sink and drainer, door to side aspect to courtyard.

First Floor**Bedroom One**

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

Double glazed bay window to front aspect, carpet, radiator.

Bedroom Two

12' 10" x 9' 10" (3.91m x 3.00m)

Double glazed window to rear aspect, carpet, radiator.

Bedroom Three

9' 2" x 6' 11" (2.79m x 2.11m)

Double glazed window to side aspect, carpet, radiator.

Bathroom

W/C, wash hand basin, bath with over head shower,

double glazed window to side aspect, laminate flooring.



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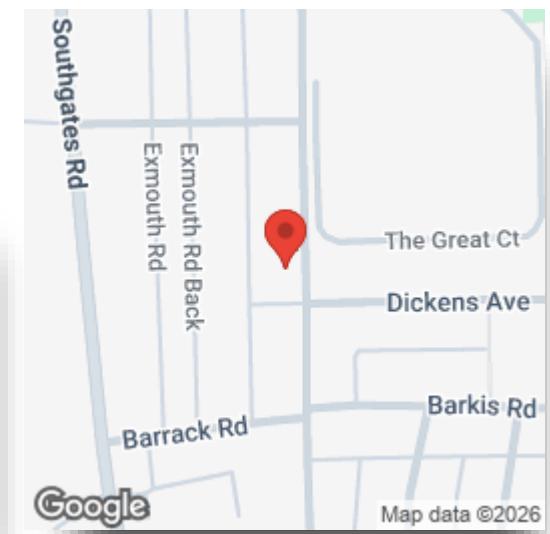
Admiralty Road, Great Yarmouth

- Three Bedrooms
- Lounge & Dining Room
- Walking Distance To The Beach/Town Centre
- On Street Parking
- Good Condition Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£135,000



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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.



Property Ref:
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