

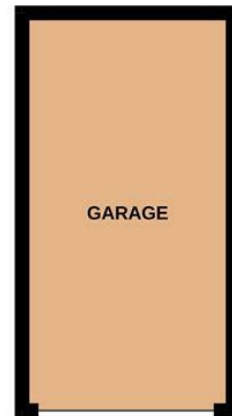
Tenure: Freehold
 Council Tax Band: B
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£210,000
 Offers Over



NOEL CLOSE
 751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



Noel Close
 Great Yarmouth, NR31 9RT

- Chain free
 - Detached bungalow
 - 2 Double bedrooms
 - Off road parking
 - Sought after Hopton location
 - Brick built garage
 - Close to local amenities
 - Opportunity to put your own stamp on it
 - Sizeable lounge/diner
 - South east facing rear garden
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Summary

**** CHAIN FREE **** Situated in sought after Hopton, close to local amenities is this 2 bedroom DETACHED bungalow, featuring OFF ROAD PARKING, a garage, SOUTH east facing rear garden and sizeable lounge/diner! A great opportunity to put your own stamp on it!

Entrance Hall

UPVC double glazed door to the front aspect, carpet flooring throughout, doors opening to the kitchen, shower room, sitting room, airing cupboard and bedrooms 1-2.

Kitchen

3.2m max x 3.0m
UPVC double glazed windows to the side and front aspects, carpet flooring throughout, units above and below, laminate work surfaces, stainless steel sink with drainer, space for appliances including a washing machine, oven and fridge/freezer.

Shower room

2.3m max x 2.0m
UPVC double glazed window to the front aspect, carpet flooring throughout, part tile walls, toilet, pedestal wash basin and mains fed shower enclosed within a glass cubicle.

Lounge/Diner

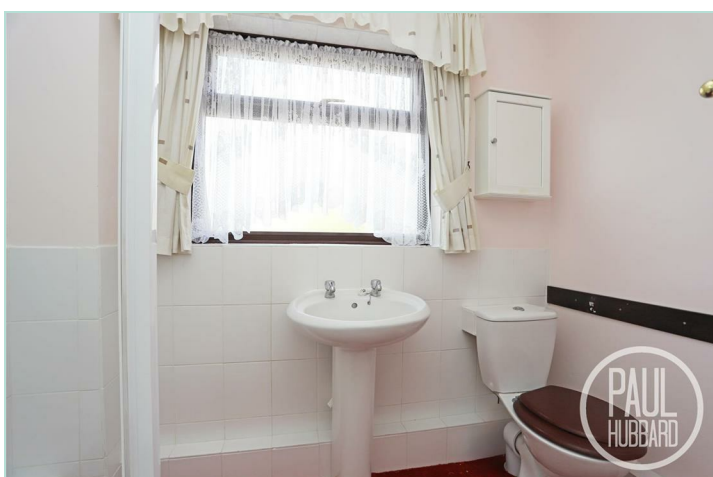
5.2m x 3.2m
Sliding doors to the rear aspect opening into the garden and window to the side aspect, carpet flooring throughout and gas fire.

Bedroom 1

3.8m x 3.2m
A double bedroom comprising of UPVC double glazed window to the rear aspect, loft hatch, carpet flooring throughout, doors opening to built in wardrobes and storage heater.

Bedroom 2

3.2m x 2.8m
Located at the front of the property comprising of UPVC double glazed window to the front aspect, carpet flooring throughout and storage heater.



Outside

To the front of the property a shingle garden with decorative shrubs, patio pathway to the main entrance door and a concrete driveway to the side aspect which leads up to a timber gate opening to the rear garden and brick built garage with electric door to the front aspect.

To the rear of the property a patio seating area leads up to south east facing, sizeable laid lawn garden with a selection of mature trees, shrubs, decorative borders and timber garden shed.

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

