



Pier Road, Gorleston Great Yarmouth NR31 6BP

welcome to

Pier Road, Gorleston Great Yarmouth

NEW TO MARKET Offered CHAIN FREE! Immaculate two bed mid-terraced property. Situated within the popular coastal town of Gorleston-On-Sea, close to the beach, and moments away from highstreet amenities.



Lounge

11' 10" x 11' 6" (3.61m x 3.51m)

A welcoming living area, comprising of double glazed uPVC entrance door to and window to front aspect. Carpeted flooring, radiator, TV point, cornice ceiling light, wall sockets, 2 x inset alcoves, and feature wall mounted electric fireplace, with wooden surround. Door to gives access to first floor landing and dining room

Dining Room

11' 6" x 9' 1" (3.51m x 2.77m)

Carpeted flooring, wall sockets, radiator, ceiling light, understairs storage cupboard, and door to..

Kitchen

8' 8" x 5' 7" (2.64m x 1.70m)

A modern and well appointed kitchen, comprising of double glazed window to side aspect. A range of white gloss wall and base units, and complimentary granite effect worksurfaces over, built in electric oven and hob, with concealed extractor over, 1 bowl stainless steel sink and drainer with mixer taps, space and plumbing for washing machine, power points, tiled flooring, ceiling light, space for standing fridge/freezer, and partially tiled walls

Garden Room/Utility Room

Double glazed opaque window and uPVC door to rear aspect. Vinyl flooring, and wall sockets. Door allows access to rear courtyard and outside W/C

Bedroom One

11' 6" x 9' 7" (3.51m x 2.92m)

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

Family Bathroom

A spacious 3-piece piece, with double glazed opaque window to rear aspect. Panelled bath with wall mounted electric shower and chrome attachment over, hand rail, W/C, wash hand basin with vanity storage unit under, vinyl flooring, ceiling light, extractor fan, and partially tiled walls

Bedroom Two

11' 11" x 11' 11" (3.63m x 3.63m)

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



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welcome to

Pier Road, Gorleston Great Yarmouth

- Well Presented Two Bedroom Family Home
- Enviable Coastal Location
- Perfect First Time Buy
- Ready to be Enjoyed by its New Owners
- Modern Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



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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.



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