



16 Deborah Road
Gorleston
Great Yarmouth
NR31 6DB

OIEO £190,000
Freehold

Extended Terraced House
Deceptively Spacious
3 Bedrooms
CHAIN FREE
South Facing Rear Garden
Gas Central Heating
Downstairs W.C



Bycroft Estate Agents are delighted to offer this extended deceptively spacious, 3 bedroom mid-terrace house, situated in a central convenient location close to shop and within walking distance of the Marine Parade, Beach & Sea. The accommodation comprises of entrance hall, downstairs cloakroom, kitchen/diner, extended lounge, landing, 3 bedrooms, bathroom, front and rear gardens, gas central heating, double glazed windows.

UPVC door to:

ENTRANCE HALL

stairs to first floor, storage cupboard, radiator.

CLOAKROOM

wc, wash hand basin, frosted double glazed window.

KITCHEN/DINER

19' 7" x 9' 5" (5.97m x 2.87m) 'U' shaped worktops, base cupboards and drawers under, built in oven, four ring hob, space and plumbing for washing machine, space for an upright fridge freezer, stainless steel one bowl sink with mixer tap, range of wall units including light and extractor fan, Ideal gas boiler, radiator, window to front aspect.



LOUNGE

16' 10" x 15' 9" (5.13m x 4.8m) maximum, French doors, windows to rear aspect, radiator, wall lights.

LANDING

access to roof space, radiator, two good sized storage cupboards.

BEDROOM 1

15' 7" x 8' 10" (4.75m x 2.69m) maximum, window to rear aspect, radiator.

BEDROOM 2

13' 9" x 9' 7" (4.19m x 2.92m) window to front aspect, radiator.

BEDROOM 3

9' 6" x 6' 8" (2.9m x 2.03m) window to rear aspect, radiator.

BATHROOM

wash hand basin, bath with mixer tap, wc, frosted double glazed window, radiator, extractor fan.

OUTSIDE

to the front of the property, lawned garden, side pathway to front door, carparking available near by, to the rear an enclosed low maintenance south facing garden, gate providing pedestrian access via the rear.

COUNCIL TAX

This property is currently listed as a Band A.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000

AGENTS NOTE

We have been informed that there is a communal maintenance charge for this estate of £45.00 per month.



Local Authority
Council Tax Band
EPC Rating

Great Yarmouth Borough Council
A
C

FLOORPLAN TO FOLLOW



Gorleston
6 Baker Street
Gorleston
Norfolk
NR31 6QT

Contact
01493 664000
gorleston@bycroftestateagents.co.uk
www.bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.