



Hamilton Road, Great Yarmouth NR30 4LY

welcome to

Hamilton Road, Great Yarmouth

This well-presented mid-terraced Victorian home offers four bedrooms, a large lounge, separate dining room, and a generous kitchen. Ideally located within walking distance of the beach, town centre, and local schools, it's perfect for families seeking space and convenience in asought-after area.



Entrance Hall

Carpet, radiator.

Lounge

11' 3" x 29' 4" Max (3.43m x 8.94m Max)
Double glazed window to front aspect, carpet,
double glazed window to rear aspect, radiator x4.

Dining Room

10' x 11' 4" (3.05m x 3.45m)
Double glazed window to side aspect, radiator,
carpet.

Kitchen

15' 7" x 11' 1" (4.75m x 3.38m)
Double glazed window to rear and side aspect,
variety of wall & base units, built in double oven,
cooker hood, induction hob, sink and drainer,
plumbing for washing machine, vinyl flooring.

Landing

Carpet, radiator.

Bedroom One

13' 1" x 16' 9" Max (3.99m x 5.11m Max)
Double glazed window to front aspect, radiator,
carpet.

Bedroom Two

11' Max x 13' 5" (3.35m Max x 4.09m)
Carpet, double glazed window to rear aspect,
radiator.

Bedroom Three

8' 10" x 11' 4" (2.69m x 3.45m)
Double glazed window to side aspect, radiator,
carpet.

Bedroom Four

8' 6" x 11' 3" (2.59m x 3.43m)
Double glazed window to rear aspect, carpet,
radiator.

Bathroom

Double glazed window to side aspect, W/C, wash

hand basin, radiator, panelled bath.

Rear Garden

Fully enclosed rear garden, with rear access and
wooden shed.



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Hamilton Road, Great Yarmouth

- EPC RATING - E
- Large Lounge & Seperate Dining Room
- Walking Distance To The Beach, Town Centre & Schools
- Highly Sought After Location
- Ideal Family Home

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£150.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109496 - 0017

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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