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12 Viburnum Way
Gorleston, Great Yarmouth, NR31 8EF

O.I.E.O £150,000 Freehold
EPC Rating D

Bycroft Estate Agents are delighted to present this well maintained, three bedroom, mid terrace house situated in the convenient location close to shops and amenities. The accommodation comprises of an entrance porch, lounge, kitchen diner, landing, three bedrooms, spacious shower room. The property benefits from low maintenance front and rear gardens, gas central heating and double glazed windows. The property is offered **CHAIN FREE!**

ENTRANCE

UPVC door, entrance porch, windows to front and side aspect. Door into;

LOUNGE

15' 11" x 11' 10" (4.85m x 3.61m) fireplace, window to front aspect, radiator, wall lights. Door into;

REAR HALL

stairs to first floor, UPVC rear door, radiator. Sliding door to;

KITCHEN DINER

11' 9" x 8' 8" (3.58m x 2.64m) worktop, range of base and cupboards, space and plumbing for washing machine, dishwasher and oven, circular I bowl sink with mixer tap, wall units, Valient gas boiler, built-in downstairs storage cupboards, window to rear aspect, radiator.

FIRST FLOOR LANDING

radiator, airing cupboard.

BEDROOM 1

15' 11" x 9' 8 incl wardrobes" (4.85m x 2.95m) range of fitted wardrobes and drawers, two windows to rear aspect.

BEDROOM 2

9' 8" x 7' 7" (2.95m x 2.31m) window to front aspect.

BEDROOM 3

8' 4" x 8' 1 plus door recess" (2.54m x 2.46m) window to front aspect.

SHOWER ROOM

large shower cubicle with Triton electric fittings, wc, vanity unit with hand wash basin with mixer tap and storage cupboards under, extractor fan, chrome heated towel rail.

OUTSIDE

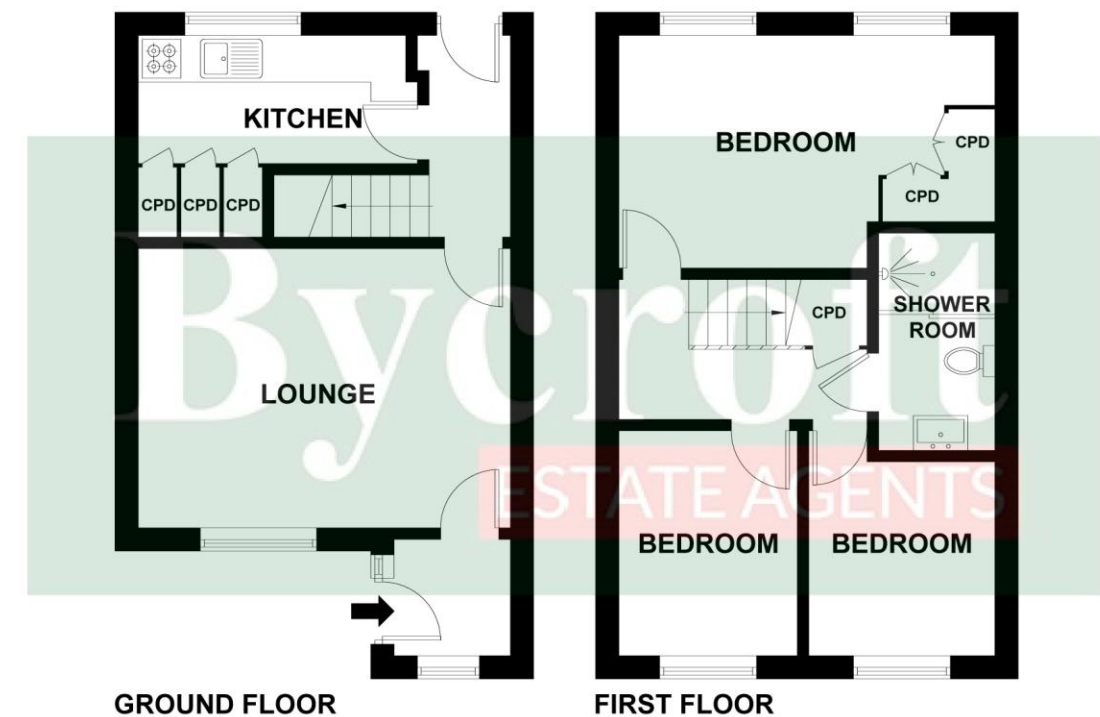
To the front of the property is a low maintenance garden with low brick wall, gate with pathways from door. To the rear is an enclosed garden paved with patio, brick store, timber shed, gate providing pedestrian rear access.

COUNCIL TAX

This property is currently listed as Band A.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01 493 664000.



GROUND FLOOR

FIRST FLOOR