



Chaucer Road, GREAT YARMOUTH NR30 4HA

welcome to

Chaucer Road, GREAT YARMOUTH

****GUIDE PRICE £210,000 TO £230,000**** Three bedroom end terraced family home, providing off street parking to the front off the property. This property would be a perfect family home.



Front Exterior

Large brickweave driveway, provides secure off road parking for upto three cars

Entrance Hall

Enter via a double glazed composite door to front. Carpeted stairs to first floor landing, ceiling light, and door to..

Lounge

13' 9" x 13' (4.19m x 3.96m)

A spacious living area, comprising of double glazed window to front aspect. Wood effect laminate flooring, ceiling light, radiator, wall sockets, and TV point

Kitchen/Diner

14' 10" x 10' 5" (4.52m x 3.17m)

A modern and well-appointed kitchen, with double glazed window and uPVC door to rear aspect, allowing direct access into garden.

A range of high gloss white wall and base units and complimentary granite effect worksurfaces over, built in electric oven, gas hob and black stainless steel canopied extractor over, 1.5 bowl stainless steel sink and drainer with mixer taps, space and plumbing for washing machine, integrated fridge/freezer, and dishwasher, built in storage cupboard, inset LED lighting, tiled floor, partially tiled walls, radiator, and power points

Master Bedroom

14' 6" x 9' 3" (4.42m x 2.82m)

Double glazed window to front aspect. Wood effect laminate flooring, ceiling light, wall sockets, and radiator

Bedroom Two

10' 7" x 8' 11" (3.23m x 2.72m)

Double glazed window to rear aspect. Wood effect laminate flooring, ceiling light, wall sockets, and radiator

Family Bathroom

5' 10" x 5' 5" (1.78m x 1.65m)

Opaque double glaze window to rear aspect.

Panelled bath with thermostatic shower attachment over, W/C, wash hand basin, fully tiled walls, laminate flooring, radiator, ceiling light, and extractor fan

Bedroom Three

9' x 7' 3" (2.74m x 2.21m)

Double glazed window to front aspect. Wood effect laminate flooring, ceiling light, wall sockets, and radiator

Rear Garden

A fully enclosed rear garden, with sturdy timber and brick-post boundary, providing added privacy. The garden is predominantly laid with concrete paving, providing an ideal spot for outdoor dining and entertaining. Adjacent is a small lawned area, with bordered edges. Gated access to side



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welcome to

Chaucer Road, GREAT YARMOUTH

- Three Bedroom End-Terraced House
- Large Driveway, Offering Secure off Road Parking
- Enclosed Rear Garden
- Double Glazing & Gas Central Heating
- Close to Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£210,000



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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.



Property Ref:
GTY109565 - 0007



Please note the marker reflects the postcode not the actual property

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