

£140,000



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86 St Nicholas Road Great Yarmouth, NR30 1NN

- TWO RECEPTION ROOMS
- EPC RATING D
- WELL PRESENTED THROUGHOUT
- RECENT RENEWED GROUND FLOOR BATHROOM
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- RECENT NEW FITTED KITCHEN
- THREE BEDROOMS OFF LANDING
- CONVENIENT TO TOWN CENTRE AMENITIES & SEAFRONT
- EXCELLENT FIRST TIME BUY

SUCCESSFULLY SELLING RIGHT ACROSS THE EAST COAST

ACCOMMODATION in DETAIL

GROUND FLOOR

Lounge 3.70m x 3.15m (12' 2" x 10' 4")

Enter through the modern part-glazed front door into your Lounge. A uPVC sealed unit double glazed window to front aspect, there's a fitted carpet, radiator and an opening leads you through to your....

Dining Room 4.15m x 3.15m (13' 7" x 10' 4")

Located centrally, your Dining Room features a fitted carpet, radiator, and uPVC sealed unit double glazed window. Ample space is provided to accommodate a good size dining suite and your carpeted staircase leads you up to all first floor rooms.

Kitchen 3.30m x 1.81m (10' 10" x 5' 11")

Your 'galley' style kitchen features a range of base and wall units fitted to two walls complete with high gloss white flat type doors and drawers with a square edge worktop and upstand over. Your sink and drainer is located under the uPVC sealed unit double glazed window and your back door leads you to your Courtyard outside. Appliances include an electric hob with extractor over and oven under, ample space is provided for your fridge freezer and automatic washing machine. Ceramic tiling has been laid to floor and a door leads you in to your...

Bathroom 1.56m x 1.81m (5' 1" x 5' 11")

Recently refurbished, your modern contemporary Bathroom features a suite comprising of a low-level WC, hand wash basin and a full-length panel bath with a shower over. An opaque uPVC sealed unit double glazed window and radiator also included.

FIRST FLOOR

Landing

At the top of your carpeted staircase, your Landing features doors leading off to all three Bedrooms.

Master Bedroom 3.70m x 3.15m (12' 2" x 10' 4")

Located at the front of the property, Bedroom one features a fitted carpet, radiator and a uPVC sealed unit double glazed window.

Bedroom Two 3.35m x 2.10m (11' x 6' 11")

Located centrally, a good size double complete with uPVC sealed unit double glazed window, radiator and fitted carpet.

Bedroom Three 4.96m x 1.81m (16' 3" x 5' 11")

Located at the end of the Landing, this Bedroom is over 16 ft long and features a uPVC sealed unit double glazed window, radiator and fitted carpet.

A cupboard houses the combi boiler also.

OUTSIDE

There's a small garden to front and a Courtyard yard to rear which is accessed from the side of the property.

Council Tax

Great Yarmouth Band A

SUMMARY

Located literally meters from Great Yarmouth town centre, you are convenient for many amenities, plus the vibrant seafront and beach. This is the perfect first time or investment buy.

Call us now to view

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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EXCELLENTLY PRESENTED 3 BEDROOM LINK SEMI

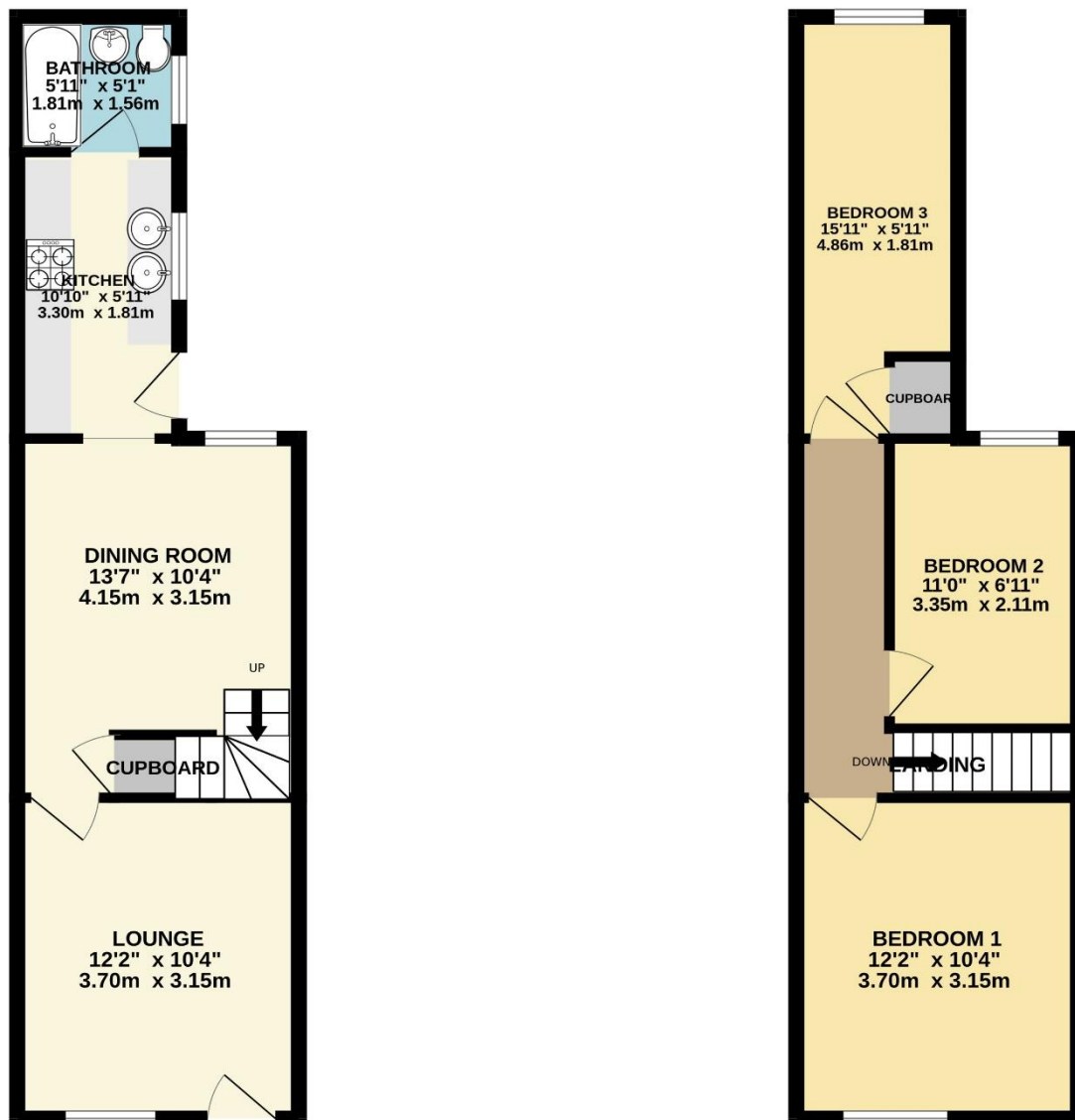
We are delighted to offer FOR SALE this spacious 'link' semi-detached house located close to Great Yarmouth town centre. Your accommodation comprises of a Lounge, separate Dining Room located centrally, a recent newly fitted Kitchen and contemporary Bathroom on the ground floor while upstairs a good size Master Bedroom and two further Bedrooms all off Landing. The property is in good decorative order, complete with the creature comforts of uPVC double glazing throughout and gas central heating.

FIRST TIME BUYER OR INVESTMENT OPPORTUNITY

LOCATION AND AMENITIES

St Nicholas Road is situated just off Priory Plain, which in turn follows on to Fullers Hill. This property has everything at its fingertips, from Sainsbury's supermarket, Market Gates Shopping Centre, Great Yarmouth town centre, pubs, restaurants, schools and doctors all within close proximity, Yarmouth seafront and access to all major routes and rail networks.

Contact: STEVE NEWSHAM | Office: 01493 658854 | Email: steve@one-estates.co.uk



86 ST NICHOLAS ROAD, GREAT YARMOUTH

TOTAL FLOOR AREA : 722 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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