



LEASEHOLD

Maisonette

# BERMONDSEY PLACE EAST GREAT YARMOUTH NR30 2DF

Price Guide

# £90,000

## FEATURES

- Maisonette
- Immaculate Throughout
- Three Bedrooms
- Lovely Kitchen
- Sitting/Dining Room
- NO CHAIN
- Designer Styled
- Generous Size
- Modern Design
- Call To View



# 3 Bedroom Maisonette located in Great Yarmouth

Guide Price \*£90,000 - £100,000\* Welcome to Bermondsey Place East, Great Yarmouth, this exquisite maisonette presents a rare opportunity for those seeking a stylish and contemporary home. With its designer home styling, this property stands out as one of the most unique offerings currently on the market.

Upon entering, you are greeted by a generous ground floor entrance hall, which features an impressive glass-sided staircase leading to the first floor. The spacious sitting/dining room, which spans the full width of the building, provides an ideal space for both relaxation and entertaining. The kitchen has been tastefully updated with high-end units, showcasing the quality and attention to detail that defines this lovely home.

This maisonette boasts three bedrooms, a delightful feature that is often hard to find in similar properties. The bathroom is equally appealing, providing a comfortable and stylish space for your daily routines.

Conveniently located within walking distance of the town centre, residents can enjoy easy access to a variety of shops, cafes, and amenities. Additionally, the famous seafront is just a short stroll away, offering the perfect setting for leisurely evening walks by the sea.

This special home is offered with no onward chain, making it an ideal choice for those looking to move in without delay. We invite you to come and view this remarkable property, where modern living meets coastal charm.

## Entrance Hall

Sealed unit double door to the front, wood flooring, cupboard with impressive stairs up to the first floor landing.

## Landing

Wood flooring, doors to the sitting/dining room, bedrooms, kitchen and the bathroom. Wall mounted electric heater.

## Sitting/Dining Room

16'5 max x 11'1 max

Sealed unit double glazed windows to the front, wood flooring and wall mounted electric heater.

## Kitchen

11'8 x 7'9

Sealed unit double glazed window to the side, range of base and wall mounted units, integrated hob, oven and extractor fan with space for further appliances.

## Bedroom

10'7 x 9'8

Sealed unit double glazed window to the side, wood flooring and wall mounted electric heater.

## Bedroom

11'4 x 7'0

Sealed unit double glazed window to the side, wood flooring and wall mounted electric heater.

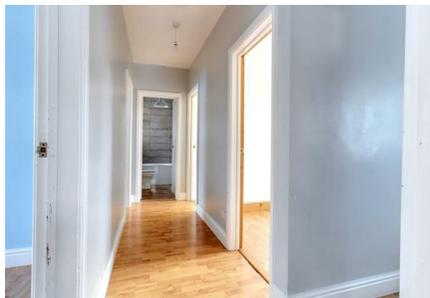
## Bedroom

7'11 x 7'1

Sealed unit double glazed window to the side, wood flooring with electric heater.

## Bathroom

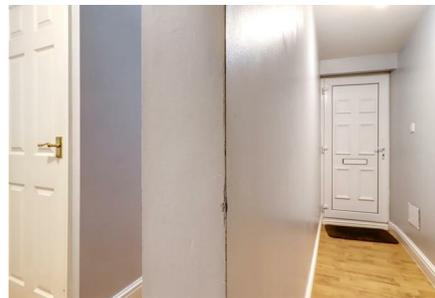
Panel bath with screen and shower over, contemporary tiled back splash, vanity wash hand basin and wc.



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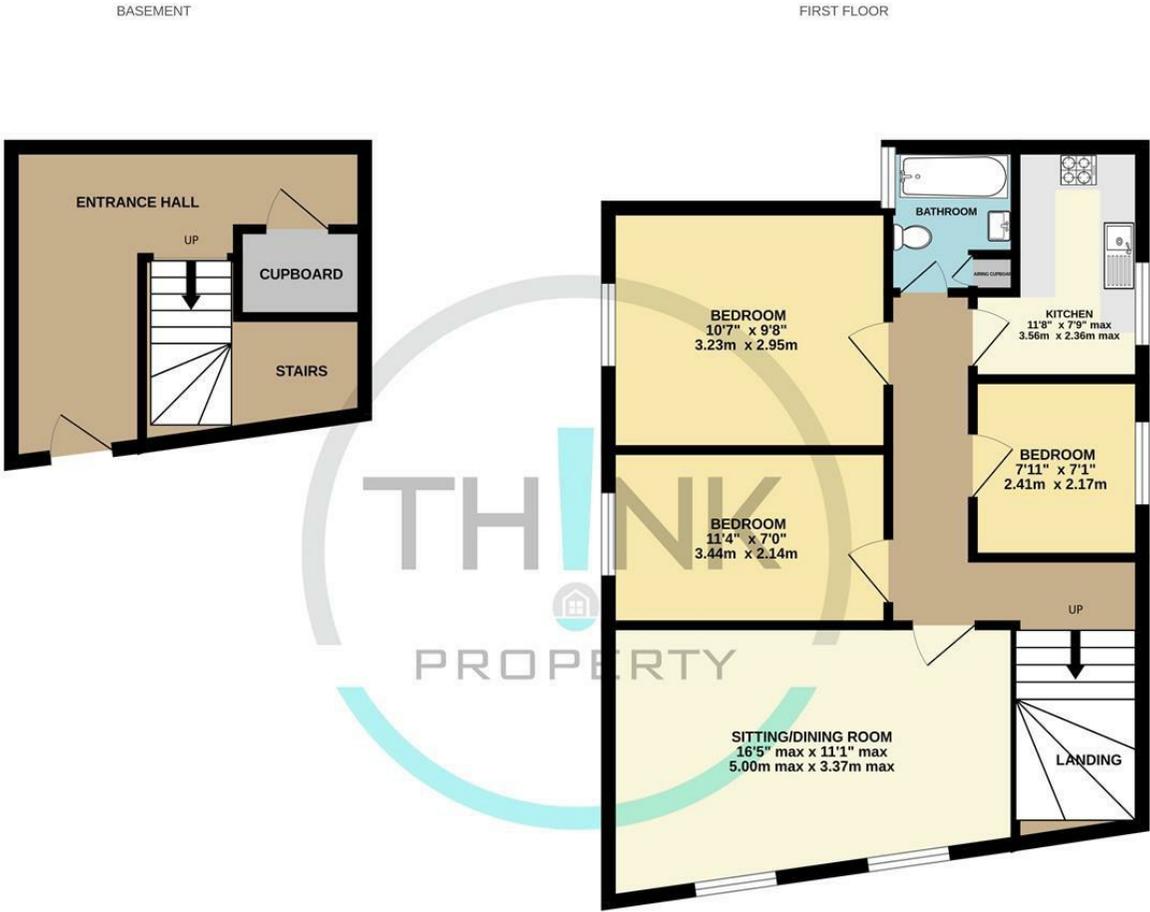
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Council Tax Band

**A**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	12	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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 are advised to recheck the measurements.

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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