



**3 Berberis Green**  
Gorleston  
Great Yarmouth  
NR31 8LQ  
  
Offers In Excess of **£165,000**  
**Freehold**

CHAIN FREE  
Spacious Three Bedroom Mid Terrace Property  
Close to Gorleston Town Centre and Local  
Amenities  
Three Separate Bedrooms All Off Landing  
Large Living Room Overlooking Front Garden  
Low Maintenance Front and Rear Gardens  
Well Maintained Throughout



Bycroft Estate Agents are delighted to offer this **CHAIN FREE** three bedroom, mid terrace house in the sought after town of Gorleston on Sea. The property benefits from a spacious living room and kitchen/diner, three bedrooms (all off landing), a family bathroom and low maintenance front and rear gardens, car parking is available close by.

### **ENTRANCE PORCH**

5' 5" x 5' 1" (1.67m x 1.55m) max frosted glass window overlooking the front garden; double glazed door going out to the front garden.

### **LIVING ROOM**

15' 11" x 11' 10" (4.86m x 3.63m) large window overlooking the front garden; radiator.

### **KITCHEN/DINER**

15' 10" x 8' 8" (4.84m x 2.65m) max range of under counter and over counter cupboards and units; one bowl sink with mixer tap; space for freestanding appliances; under stairs storage currently used as a pantry; large window overlooking rear garden; radiator.

### **FIRST FLOOR LANDING**

access to insulated and board loft space.



### **BEDROOM 1**

15' 11" x 9' 6" (4.86m x 2.90m) max two windows to rear aspect; space for large bed and space from freestanding wardrobes or drawers; radiator.

### **BEDROOM 2**

9' 8" x 7' 7" (2.95m x 2.32m) window to front aspect; radiator.

### **BEDROOM 3**

8' 4" x 8' 0" (2.56m x 2.46m) max window to front aspect; radiator.

### **BATHROOM**

9' 3" x 5' 0" (2.82m x 1.53m) max wc; wash hand basin; electric shower; heated towel rail; sky light providing extra natural light.

### **OUTSIDE**

To the front of the property is a turfed front garden, path and gate leading up to the house. To the rear of the property is an enclosed paved garden with storage sheds and a brick built store to the rear, space for outdoor furniture, sheltered area suitable for benches and outdoor furniture, outdoor tap, a gate at the back of garden providing access and an allocated parking space.

### **COUNCIL TAX**

This property is currently listed as Band A.

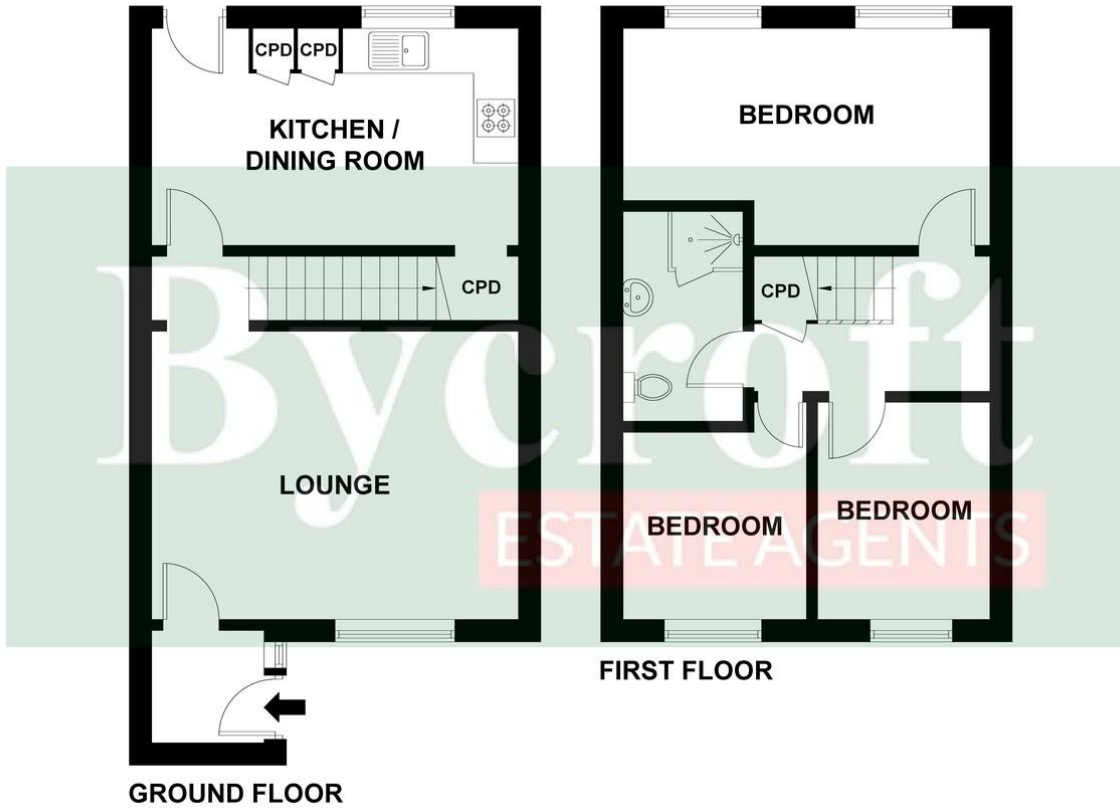
### **VIEWINGS**

Strictly by appointment with the selling agents BYCROFT ESTATE AGENTS. Tel. 01493 664000.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Great Yarmouth Borough Council  
A  
C



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**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/tenants are advised to recheck the measurements.

