



West Road, Great Yarmouth NR30 1DQ

welcome to

West Road, Great Yarmouth

****CHAIN FREE**** This charming two-bedroom mid-terraced house, is located within the desirable town of Great Yarmouth, conveniently close to local amenities, attractions and direct train links allow direct access into the Cathedral City of Norwich.



Lounge

10' 11" x 11' 8" Max (3.33m x 3.56m Max)

Double glazed uPVC entrance door and window to front aspect, carpeted flooring, radiator, ceiling light, wall sockets, TV point,, 2 x inset alcoves and door to stairs with access to first floor landing and dining room.

Dining Room

10' 1" x 11' 7" Max (3.07m x 3.53m Max)

Double glazed window to rear aspect, carpeted flooring, ceiling light, radiator, wall sockets, 2 x alcoves and door giving access to...

Kitchen

9' 10" x 6' 9" (3.00m x 2.06m)

A well appointed kitchen, comprising of double glazed window and uPVC single door to side aspect, allowing access to rear courtyard garden. A range of wall and base units and complimentary worksurfaces over, space for electric oven and hob, space for free standing fridge/freezer, 1.5 bowl stainless steel sink and drainer with mixer taps, plumbing for washing machine, wall mounted boiler, tiled flooring, partially tiled walls, power points and ceiling light

First Floor Accommodation

Bedroom One

10' 11" x 11' 7" Max (3.33m x 3.53m Max)

Double glazed window to front aspect, carpeted flooring, ceiling lights, wall sockets, radiator and built in storage cupboard and feature cast iron fireplace

Bedroom Two

10' 2" x 11' 7" (3.10m x 3.53m)

Double glazed window to rear aspect, carpeted flooring, wall sockets, ceiling light, radiator, and built in cupboard

Family Bathroom

Double glazed opaque window to side aspect, panelled bath with mixer taps and electric shower attachment over, wash hand basin, low level W/C, vinyl flooring, extractor fan, radiator, and built in storage cupboard.



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welcome to

West Road, Great Yarmouth

- Great Investment Opportunity
- Perfect First Time Buyers Home
- Two Bedrooms
- Town Location
- Two Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in excess of

£115,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109231 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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