House - Terraced

48 EXMOUTH ROAD, GREAT YARMOUTH, NR30 3DP

Offers In The Region Of

£115,000

FEATURES

- Two Double Bedrooms
- Newly Decorated
- New Carpets downstairs
- Downstairs Bathroom
- South Great Yarmouth Location
- Close to Seafront
- Walking Distance To Town
- No Onward Chain

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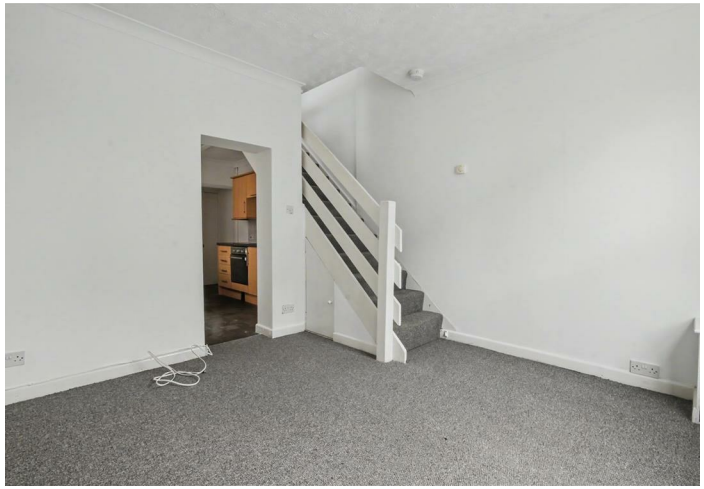

2 Bedroom House - Terraced located in Great Yarmouth

Nestled on Exmouth Road in the charming town of Great Yarmouth, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and stylish home. The property boasts two well-proportioned bedrooms, including a spacious double bedroom, perfect for relaxation and rest.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The newly decorated interiors, complemented by fresh carpets throughout the downstairs area, create a modern and inviting atmosphere. The galley kitchen is both practical and functional, providing ample space for culinary endeavours. Additionally, a utility room offers extra storage and convenience, making daily tasks a breeze.

The bathroom is thoughtfully designed, catering to all your needs. This property is ideal for first-time buyers, small families, or those looking to downsize, offering a blend of comfort and practicality in a sought-after location.

With its close proximity to local amenities and the beautiful coastline of Great Yarmouth, this home is not just a place to live, but a lifestyle choice. Do not miss the chance to make this charming property your own.

Lounge

Newly carpeted, Newly decorated with white walls. UPVC Entrance door. double glazed window to the front aspect and understairs storage cupboard.

Kitchen

Fitted with a range of wall base and drawer units with integrated oven and hob, storage. Door leading to rear porch/utility room. Door leading to the rear lobby with storage cupboard.

Rear porch/utility

Door leading to rear passage alley and vinyl flooring.

Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, low level w.c, wash basin with pedestal. Window to the rear porch/Utility, part tiled walls and vinyl flooring.

Bedroom 1

With a cupboard housing the gas boiler. UPVC double glazed window to the front aspect and radiator.

Bedroom 2

Wtih a double glazed window to the side aspect and radiator.

Outside

The property is approached by a pathway leading to the front door. To the rear there is access to the rear alleyway via the rear porch.

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.

1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.

TOTAL FLOOR AREA : 686 sq.ft. (63.8 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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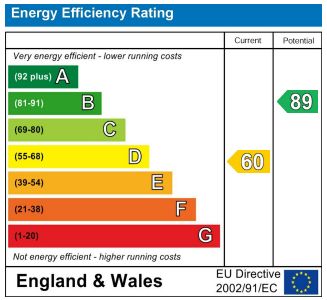

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.