

£145,000



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1 Granville Road Great Yarmouth, NR31 0DA

- **UNIQUE PROPERTY**
- **MODERN FITTED KITCHEN**
- **OVER 830 sq ft of LIVING**
- **SMALL COURTYARD**
- **EPC D**
- **THREE BED LINK DETACHED**
- **CONTEMPORARY BATHROOM**
- **EXCELLENTLY PRESENTED**
- **GAS CENTRAL HEATING**
- **SOUGHT AFTER LOCATION**

SUCCESSFULLY SELLING RIGHT ACROSS THE EAST COAST

ACCOMMODATION

GROUND FLOOR

Lobby 6' 7" x 3' 9" (2.00m x 1.14m)

Through the door into the lobby which has doors leading off to the Bathroom and ...

Kitchen 12' 6" x 6' 7" (3.80m x 2.00m)

The Kitchen features a range of base and wall units fitted to two walls with a roll edge worktop over. Integrated appliances include an electric hob with oven under an extractor over. A stainless steel sink is situated under a uPVC sealed unit double glazed window. Ample space is provided for your Automatic washing machine, fridge freezer and dishwasher.

Your Vaillant combi boiler is also housed here.

Dining Room 11' 3" x 11' 9" (3.43m x 3.57m)

Located centrally, your Dining room features uPVC french doors leading out to the Courtyard.

There's also a feature fireplace, understair cupboard, radiator and laminate floor. An opening leads to the carpeted staircase and Lounge beyond.

Lounge 11' 2" x 11' 7" (3.40m x 3.52m)

A lovely light and bright room featuring a large uPVC sealed unit double glazed window to front aspect, fitted carpet, radiator and feature fireplace.

Bathroom 11' 6" x 6' 1" (3.50m x 1.85m)

The modern contemporary Bathroom features a suite comprising of a Panel bath with shower and screen over, pedestal sink and low level WC. LVT flooring, an opaque uPVC sealed unit double glazed window and radiator also featured.

FIRST FLOOR

Master Bedroom 11' 7" x 11' 2" (3.52m x 3.40m)

Located at the front of the property, Bedroom one features two uPVC sealed unit double glazed windows, laminate flooring, radiator and storage cupboard.

Bedroom 2 11' 3" x 11' 9" (3.43m x 3.57m)

Another good size double with a laminate floor, radiator and uPVC sealed unit double glazed window.

Bedroom 3 12' 7" x 6' 7" (3.83m x 2.00m)

The smallest of the three is located off bedroom two and features a laminate floor, radiator, uPVC sealed unit double glazed window and built in wardrobes.

OUTSIDE

A small courtyard and brick storage shed is available.

Council Tax

Band A

SUMMARY

This fabulous property has had major investment in areas you cannot see. Substantial roof works have been undertaken, a new consumer unit and the property has been well maintained over the years.

The property currently has good sitting tenants and can be purchased with the family already in situ and you will benefit from a 7% yield.

To arrange a personal viewing, simply call us on the numbers on page one of this brochure.

Note; Interior photos are prior to current tenant check-in.

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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A DELIGHTFUL THREE BEDROOM LINK-DETACHED PROPERTY FOR SALE IN GREAT YARMOUTH

We are pleased to offer FOR SALE this lovely family home in a popular location in Cobholm. Recently refurbished with many new upgrades, your accommodation comprises of a Lounge, separate Dining Room, Kitchen with oven, hob and extractor and contemporary Bathroom on the ground floor, while upstairs three good size Bedrooms. The property benefits from gas central heating and double glazing and a small courtyard to side.

TO BE SOLD WITH OR WITHOUT SITTING TENANTS

LOCATION AND AMENITIES

Situated just west of Great Yarmouth, this family home is the perfect place to live if you enjoy the convenience of being close to the town centre. Located a short walk from the 24 hour Tesco, you have all the amenities you could wish for, town centre shopping, many various restaurants and facilities nearby, the beach is just a few minutes drive away and the tranquil Norfolk countryside and broads within a few minutes by car or Great Yarmouths excellent public transport network with railway station less than a mile away.

Contact: The 'ONE ONLINE' Team | Phone: 01493 658854 | Email: info@one-estates.co.uk



1 GRANVILLE ROAD, GREAT YARMOUTH

TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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