



Lowestoft Road, Gorleston Great Yarmouth NR31 6NA

welcome to

Lowestoft Road, Gorleston Great Yarmouth

delighted to present this THREE Bedroom End-Terraced home, located on Lowestoft Road in Gorleston and offered with NO ONWARDS CHAIN! The property consists of; Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Rear Garden and Bedrooms off landing with bathroom.



Accommodation

Ground Floor

Entrance Porch

Door to Front leading into the property, another door leading through to Entrance Hall.

Entrance Hall

Access through to Lounge/Diner, Stairs to First for landing, Radiator, Laminate wood effect flooring.

Lounge

12' x 11' 10" (3.66m x 3.61m)

Double glazed Bay window to Front aspect, Radiator, Laminate wood effect flooring.

Dining Room

12' 11" x 12' 10" (3.94m x 3.91m)

Window looking into Conservatory, Access through to Kitchen, Under stairs cupboard, Radiator, Laminate wood effect flooring.

Kitchen

16' 8" x 6' 10" (5.08m x 2.08m)

Double glazed window to Rear aspect, Base and wall units with work surfaces, Sink and drainer unit, Breakfast Bar, Gas Cooker point, Plumbing for washing machine, Radiator, Tile lino effect flooring.

Conservatory

Door and window through to Dining Room, Window to Rear aspect, Door leading out to Rear garden, Painted brick walls, Radiator, Tile lino effect flooring.

First Floor

Landing

Access to all Three Bedrooms and Family Bathroom, Two cupboards, Radiator.

Bedroom 1

11' 10" x 9' 11" (3.61m x 3.02m)

Bay Double glazed window to Front aspect, Double Bedroom, Radiator, Wooden floorboards.

Bedroom 2

12' 10" x 10' 4" (3.91m x 3.15m)

Double glazed window to Rear aspect, Double Bedroom, Radiator, Carpet flooring.

Bedroom 3

8' 8" x 5' 10" (2.64m x 1.78m)

Double glazed window to Front aspect, Radiator, Carpet flooring.

Bathroom

Opaque double glazed window to Side aspect, Low level WC, Wash hand basin, Panel bath, Radiator, Lino tile effect flooring.

Outside

Front Garden

Low maintenance stone front garden, Pathway leading to Front door, Fenced boundary.

Rear Garden

Good sized rear garden which is enclosed via fencing, Shrubs surround, Small patio area.



view this property online williamhbrown.co.uk/Property/WEA107648



welcome to

Lowestoft Road, Gorleston Great Yarmouth

- Three Bedroom End-Terraced Home
- ** Offered with No Onwards Chain **
- Two Separate Reception Rooms; Separate Lounge and Dining Room
- Handy Conservatory Space
- Kitchen with Fitted Breakfast Bar

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£180 000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WEA107648



Property Ref:
WEA107648 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT
YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk