



Alderson Road, Great Yarmouth NR30 1QQ

welcome to

Alderson Road, Great Yarmouth

****CHAIN FREE**** Three bedroom mid terraced house in the highly sought after area of Great Yarmouth in Newtown. This property is perfect for first time buyers, families or investors.



Outside Front

Low level brick wall, concrete path leading to front door.

Lounge

23' x 12' 6" (7.01m x 3.81m)

Laminate flooring, 3 x radiators, double glazed window to rear aspect, double glazed bay window to front aspect, 2 x ceiling lights.

Dining Room

10' 10" x 7' 7" (3.30m x 2.31m)

Laminate flooring, radiator, double glazed window to side aspect, ceiling light.

Kitchen

12' 2" x 7' 7" (3.71m x 2.31m)

Vinyl flooring, base and wall units, stainless steel sink and drainer, plumbing for washing machine, space for freestanding oven, radiator, partially tiled walls, ceiling light.

Bedroom One

10' 6" x 7' 7" (3.20m x 2.31m)

Carpet, radiator, double glazed window to side aspect, ceiling light.

Bedroom Two

12' 6" x 11' 2" (3.81m x 3.40m)

Carpet, radiator, double glazed window to front aspect, ceiling light.

Bedroom Three

11' 6" x 8' 10" (3.51m x 2.69m)

Carpet, radiator, double glazed window to rear aspect, ceiling light, built in cupboard.

Outside Rear

Concrete garden with gate providing rear access.



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welcome to

Alderson Road, Great Yarmouth

- CHAIN FREE
- Three Bedrooms
- Desirable Location
- Walking Distance To Amenities
- Downstairs WC & Upstairs Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£140,000



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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.



Property Ref:
GTY109609 - 0008



Please note the marker reflects the postcode not the actual property

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