



Alderson Road, Great Yarmouth NR30 1QQ

welcome to

Alderson Road, Great Yarmouth

****NEW TO MARKET**** William H Brown are pleased to present this three bedroom mid terraced house in the sought after location of Great Yarmouth. The property is a short walk away from Great Yarmouth town centre and beach. The property has been renovated since photos were taken.



Lounge

9' 5" x 10' 1" (2.87m x 3.07m)

Bay window to front aspect, carpet, radiator

Dining Room

12' 4" x 10' 4" (3.76m x 3.15m)

Window to rear aspect, carpet, radiator

Kitchen

7' 5" x 11' 5" (2.26m x 3.48m)

Window to rear aspect, vinyl flooring, gas oven and hob, radiator, part tiled wall, door to side aspect leading to garden

Utility/Toilet

4' 5" x 5' 5" (1.35m x 1.65m)

Toilet, vinyl flooring, window to rear aspect

Lobby

2' 7" x 3' 6" (0.79m x 1.07m)

Vinyl flooring, window to rear aspect

Bedroom One

12' 4" x 10' 1" (3.76m x 3.07m)

Window to front aspect, carpet, radiator

Bedroom Two

9' 1" x 10' 4" (2.77m x 3.15m)

Carpet, radiator, window to rear aspect

Bedroom Three

7' 5" x 5' 9" (2.26m x 1.75m)

Window to rear aspect, radiator, carpet

Bathroom

Window to rear aspect, part tiled wall, vinyl flooring, bath, sink, toilet, radiator



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welcome to

Alderson Road, Great Yarmouth

- CHAIN FREE
- Mid-Terrace House
- Three Bedrooms Off Landing
- Close To Local Amenities
- Recently Renovated

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109176 - 0003

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.

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