



Lower Cliff Road, Gorleston Great Yarmouth NR31 6AU

welcome to

Lower Cliff Road, Gorleston Great Yarmouth

A well presented Three-bedroom terraced house. With the right renovations and personal touches, this charming property offers a fantastic opportunity for a growing family



Lounge

12' 10" x 11' 5" (3.91m x 3.48m)

A welcoming living area, with double glazed uPVC entrance door and window to front aspect, wood laminate flooring, coved ceiling, TV point, wall sockets, radiator, and ceiling light. Door gives access to carpeted stairs to first floor landing

Kitchen/Dining Room

27' 7" x 11' 6" (8.41m x 3.51m)

A modern and well-appointed kitchen/diner, with double glazed windows to rear and side aspect. A range of wall and base units with complimentary worksurfaces over, built in electric oven, gas hob and canopied stainless steel extractor over, 1.5 bowl stainless steel sink and drainer with mixer taps, space for free standing fridge/freezer, space and plumbing for washing machine, wood laminate flooring, inset ceiling spotlights, and ceiling light, wall sockets, radiator, space for dining table and uPVC door to side, allowing access to garden

Downstairs Cloakroom

7' 7" x 2' 10" (2.31m x 0.86m)

Double glazed opaque window to rear aspect, low level W/C, radiator, vinyl flooring, and ceiling light

First Floor Accommodation

Landing

Carpeted flooring, ceiling light, radiator, wall sockets, doors allowing access to first floor bedrooms ,shower room and family bathroom

Master Bedroom

8' 6" x 15' 4" Into Recess (2.59m x 4.67m Into Recess)

Double glazed window to front aspect, carpeted flooring, ceiling light, coved ceiling, wall sockets and radiator

Bedroom Three

15' 1" x 9' 5" (4.60m x 2.87m)

Double glazed window to rear aspect, carpeted flooring, ceiling light, radiator, wall sockets, and coved ceiling

Shower Room

7' 6" x 4' 1" (2.29m x 1.24m)

Double glazed opaque window to side aspect, built in shower cubicle with thermostatic shower attachment, vinyl flooring and ceiling light

Family Bathroom

7' 3" x 6' 10" (2.21m x 2.08m)

Double glazed opaque window to rear aspect, panelled bath with mixer taps, wash hand basin, W/C, vinyl flooring, radiator, and ceiling light

Second Floor Accommodation

Bedroom Two

17' x 9' 9" Into Recess (5.18m x 2.97m Into Recess)

Double glazed window to rear aspect, carpeted flooring, ceiling light, radiator, and wall sockets

Rear Garden

A spacious, fully enclosed rear garden, with a sturdy timber and brick post fence at its boundary. The garden is predominantly laid to lawn. Adjacent to the lawn is a paved patio area which gives gated access to side leading to the front of the property.



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welcome to

Lower Cliff Road, Gorleston Great Yarmouth

- Three Bedroom Terrace House
- Loft Conversion
- Gas Central Heating & Double Glazing
- Modern Fitted kitchen/Diner
- Spacious, Well Presented Property, Ready to be Enjoyed by its New Owners

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£180 000



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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.



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