

£250,000

Guide Price



Great Court

Royal Naval Hospital, NR30 3JU

- ** GUIDE PRICE £250,000 **
- Beautifully presented throughout
- Grade II listed
- Situated on stunning private grounds
- Chain free

**PAUL
HUBBARD**



Description:

LOCATION

This property is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination with over 15 miles of sandy beaches and also adjoining to the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centre, pubs, restaurants, bars, cinema, swimming pool and theme parks. The town has its own train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive).

Situated within the stunning grounds of the Royal Naval Hospital, a grade II listed building which dates back to 1811. Historically commissioned by the Admiralty to care for the sick and wounded of the Royal Navy's North Sea Fleet in its battles with the Napoleonic French Navy. It has since been used by the Army as a barracks and hospital, closed for development in the early 90's to be converted into apartments and houses.

ENTRANCE HALL

Timber entrance door to front aspect, carpet flooring, dado rail, radiator, doors opening to kitchen diner, WC and sitting room, stairs to first floor landing.

WC

3' 11" x 2' 11" (1.2m x 0.9m)

Carpet flooring, toilet, vanity unit with inset hand wash basin.



KITCHEN/DINER

13' 1" x 9' 10" (4.0m x 3.0m)

Timber sash window to front aspect, exposed wood flooring, dado rail, radiator, enclosed gas boiler, units above and below, solid oak work surfaces, ceramic sink with drainer, integrated oven, 4 ring gas hob, extractor fan, space for washing machine, fridge and freezer.



SITTING ROOM

17' 0" x 10' 2" (5.2m max x 3.1 m)

Timber sash window with secondary glazing and timber door to rear aspect opening into the garden, exposed wood flooring, x2 radiators, cast iron fireplace, doors opening to storage cupboards and kitchen diner.



FIRST FLOOR LANDING

Carpet flooring, loft hatch, dado rail, radiator, doors opening to airing cupboard, bathroom and bedrooms 1-3.

BATHROOM

8' 2" x 5' 10" (2.5m x 1.8m)

Timber sash window to front aspect with secondary glazing, wood effect laminate flooring, part tile walls, toilet with hidden cistern, inset wash basin, heated towel rail, p-shape bath with mains fed power shower above.



BEDROOM 1

10' 5" x 10' 2" (3.2m x 3.1 m)

Timber sash window to rear aspect, radiator, exposed wood flooring.

BEDROOM 2

9' 6" x 8' 10" (2.9m x 2.7m)

Timber sash window to rear aspect with secondary glazing, radiator, exposed wood flooring.

BEDROOM 3

10' 5" x 6' 6" (3.2m x 2.0m)

Timber sash window to rear aspect with secondary glazing, radiator, exposed wood flooring.

OUTSIDE

Entry can be made either via the front of the property through the main communal grounds or to the rear of the property where off road parking can also be located.

The rear garden features a patio pathway which houses a timber garden shed and walkway to a sizeable laid lawn with plant and shrub borders and additional patio alfresco dining area, all fully enclosed within a timber fence surround.

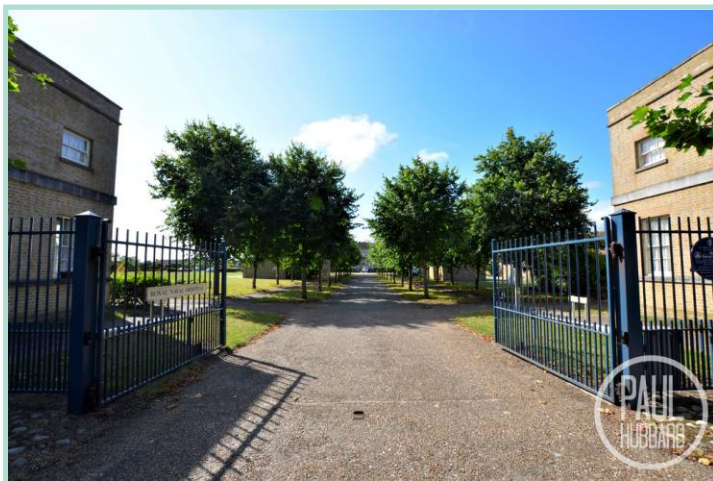
AGENT NOTE

- Furniture is negotiable
- Service charge- TBC

FINANCIAL SERVICES

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.





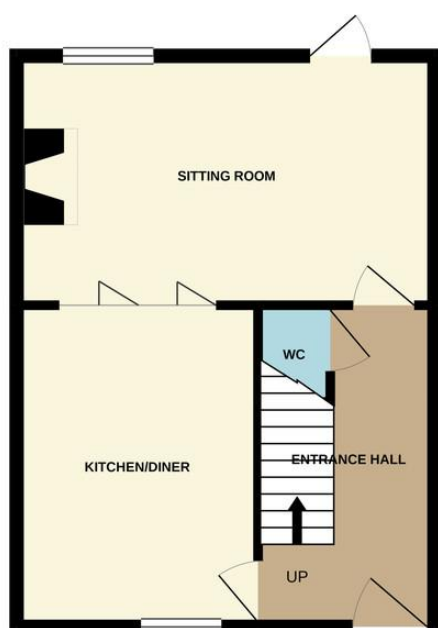
Tenure: Freehold

Council Tax Band: C

EPC Rating : 'TBC'

Local Authority: Great Yarmouth Borough Council

GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (73.0 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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