



Northgate Street, Great Yarmouth

Guide Price £170,000 Freehold

Energy Efficiency Rating : C

- ✓ Sold with Tenants in Situ
- ✓ Mid-Terrace Home
- ✓ Two Reception Rooms
- ✓ Modern Kitchen
- ✓ Three Double Bedrooms
- ✓ En-suite, Cloakroom & Bathroom
- ✓ Central Heating & Double Glazing
- ✓ Courtyard Garden

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



SOLD WITH TENANTS IN SITU representing a POTENTIAL ANNUAL YIELD of 5%. Let to LONG TERM TENANTS at £850 PCM, the property is PRESENTED in IMMACULATE CONDITION, and offers a TURN KEY INVESTMENT for a new landlord. The property has benefited from REPLACEMENT uPVC double glazing and GAS FIRED CENTRAL HEATING BOILER in recent years, with the internal décor NEUTRAL and well maintained. The accommodation offers HIGH CEILINGS to the ground floor, with the SITING ROOM, open plan dining room, inner hall and CLOAKROOM, and the FULLY FITTED KITCHEN. The first floor offers THREE SPACIOUS BEDROOMS including the main bedroom with a SHOWER and EN SUITE CLOAKROOM, and the family bathroom. A courtyard GARDEN can be found to the rear.

LOCATION

Located on Northgate Street, within the heart of Great Yarmouth, you can easily walk to a vast array of local amenities, shops, school and medical facilities. Various bus links lead in and out of the town, whilst the beach is only a short walk away.

DIRECTIONS

You may wish you use your Sat-Nav (NR30 1BP), but to help you...Upon entering Great Yarmouth from the A149 roundabout passing Asda, continue straight over, turning left at the traffic lights onto Northgate Street. Continue along, where the property can be found on your left hand side, marked by our For Sale board.

The property is approached via direct access from Northgate Street.

uPVC double glazed entrance door to:

ENTRANCE PORCH

Fitted carpet, cloaks storage space.

SITTING ROOM

16' 3" x 12' 6" Max (4.95m x 3.81m) Fitted carpet, radiator, uPVC double glazed window to front x2, television point, smooth ceiling, opening to:

DINING ROOM

12' 9" x 11' 9" (3.89m x 3.58m) Fitted carpet, radiator, smooth ceiling, door to inner hallway, opening to:

KITCHEN/BREAKFAST ROOM

11' 8" x 9' 2" Max (3.56m x 2.79m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob, built-in electric oven and extractor fan over, space for fridge freezer, space for washing machine, tiled effect flooring, uPVC double glazed French doors to rear.

INNER HALL

Fitted carpet, stairs to first floor landing, smooth ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, extractor fan, tiled effect flooring, radiator, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator x2, cupboard housing wall mounted gas fired central heating boiler, built-in storage cupboard, smooth ceiling, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower and glazed shower screen, tiled splash backs, extractor fan, tiled effect flooring, radiator, uPVC obscure double glazed window to rear, built-in airing cupboard, smooth ceiling.

DOUBLE BEDROM

11' 10" x 9' 1" Max (3.61m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to side, smooth ceiling.

DOUBLE BEDROOM

12' 11" x 9' 6" (3.94m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, built-in wardrobe, smooth ceiling.

DOUBLE BEDROOM

9' 7" x 6' 10" (2.92m x 2.08m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling with loft access hatch, doors to:

ENSUITE CLOAKROOM

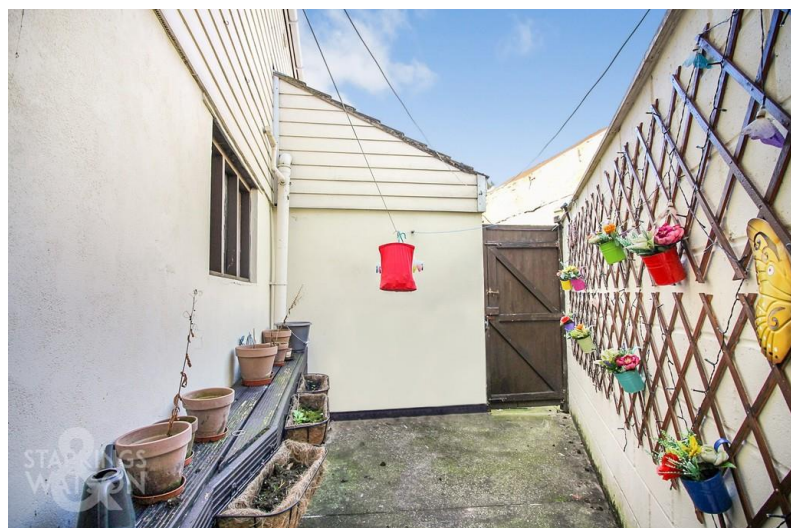
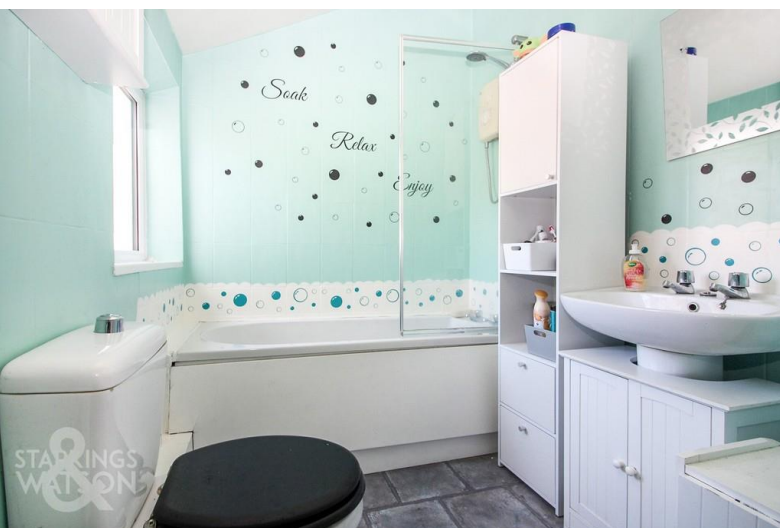
Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, extractor fan, tiled effect flooring, smooth ceiling.

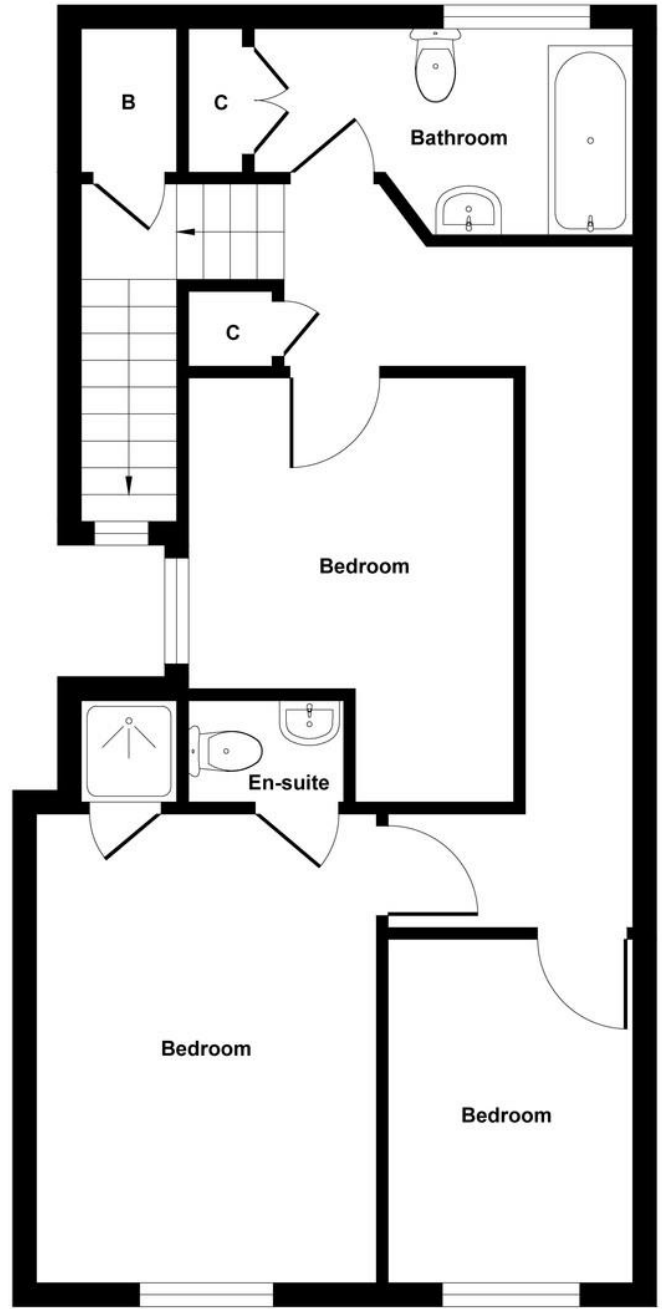
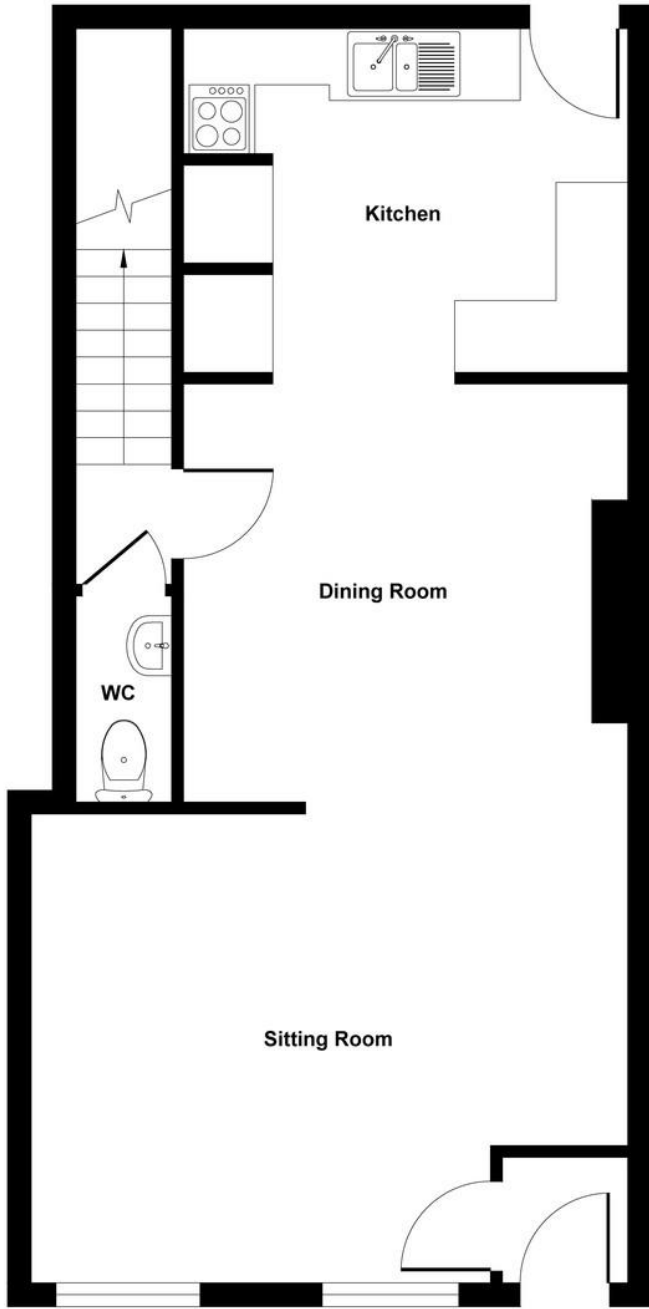
ENSUITE SHOWER

Shower cubicle with electric shower, tiled splash backs, extractor fan.

OUTSIDE

To the outside of the property is a hardstanding courtyard garden with painted walls perfect for potted plants providing colour throughout the year with gated access to the rear.





Ground Floor
 Approximate Floor Area
 555 sq. ft
 (51.56 sq. m)

First Floor
 Approximate Floor Area
 540 sq. ft
 (50.16 sq. m)

Approx. Gross Internal Floor Area 1095 sq. ft / 101.72 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.