



East Road, Great Yarmouth NR30 1DP

welcome to

East Road, Great Yarmouth

****GUIDE PRICE £135,00 to £145,000**** A well-presented 3-bedroom end-terrace home located in the sought-after area of North Great Yarmouth. Just a short walk from the beach, local schools, and shops, this chain-free property is ideal for first-time buyers.



Lounge

11' 1" x 11' Max (3.38m x 3.35m Max)
Double glazed window to front aspect, radiator,
laminare flooring, open fireplace.

Dining Room

10' 4" x 11' 5" Max (3.15m x 3.48m Max)
Double glazed window to rear aspect, radiator,
wooden flooring, open fireplace, understairs
cupboard.

Kitchen

9' x 6' 8" (2.74m x 2.03m)
Double glazed window to side aspect variety of
fitted wall & base units, tiled flooring, plumbing for
washing machine, sink and drainer, built in oven/hob,
cooker hood.

Bathroom

Double glazed window to side aspect, W/C, wash
hand basin, panelled bath with over head shower,
towel radiator.

Bedroom One

11' 1" Max x 11' (3.38m Max x 3.35m)
Double glazed window to front aspect, radiator,
carpet, built in cupboard.

Bedroom Two

10' 4" x 11' 3" Max (3.15m x 3.43m Max)
Double glazed window to rear aspect, radiator,
carpet.

Bedroom Three

9' x 6' 9" (2.74m x 2.06m)
Double glazed window to side aspect, radiator,
carpet.

Rear Garden

Fully enclosed low maintenance rear garden.



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East Road, Great Yarmouth

- 3 Bedrooms
- End-Terraced House
- Sought After Area
- Chain Free
- Perfect For First Time Buyers

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£135,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109395



Property Ref:
GTY109395 - 0011

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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