



**30 SPRUCE AVENUE, ORMESBY ST MARGARET,
GREAT YARMOUTH, NORFOLK, NR29 3RY**

£122,000

- MODERN TERRACE HOUSE
- TWO BEDROOMS
- POPULAR VILLAGE SETTING
- GARDENS & PARKING
- CENTRALLY HEATED
- CHAIN FREE

Ref. 6814

Modern terrace house with gardens and parking. Accommodation - Porch, Hall, Lounge/Dining Room, Kitchen, Conservatory. First Floor and Landing - Two Double Bedrooms, Family Bathroom. The property benefits from oil fired central heating to radiators and uPV sealed unit double glazed windows and doors. The property is well presented and offers no onward chain.

ACCOMMODATION

PORCH

Front entrance door.

HALL

Fitted carpet, carpeted staircase radiator.

LOUNGE / DINING ROOM

18' 10" x 13' 6" (5.74m x 4.11m) Fitted carpet, two radiators, curtains and blinds to uPVC sealed unit double glazed windows, casement door leading to conservatory, power points, TV point, brick feature fireplace [this fireplace can be opened subject to chimney breast being uncapped].

KITCHEN

7' 6" x 8' 6" (2.29m x 2.59m) Base and wall units, drawers and cupboards, worktop surfaces, radiator, stainless steel sink unit, single drainer and mixer tap, floor covering, timer switches for domestic hot water and central heating, uPVC sealed unit double glazed windows, tiling to walls., electric cooker.

CONSERVATORY

10' x 10' (3.05m x 3.05m) Aluminium and glazed, plumbing for automatic washing machine, sliding door leading to gardens.

FIRST FLOOR AND LANDING

Fitted carpet, loft hatch.

BEDROOM 1

13' 2" x 8' 10" (4.01m x 2.69m) Power point, TV point, uPVC sealed unit double glazed windows, radiator, corner cupboard with shelves, fitted carpet, radiator.

BEDROOM 2

9' 6" x 9' 6" (2.9m x 2.9m) uPVC sealed unit double glazed windows, radiator, fitted carpet, power points.

BATHROOM

White matching suite comprising of - panelled bath, mixer tap and shower head, pedestal wash hand basin, low line WC, ceramic tiling partly to walls, uPVC sealed unit double glazed windows, radiator.

GARDENS

Front garden is laid to lawn and pathway leading to front entrance door. The rear garden is enclosed by timber panel fencing, with west facing sunny aspect, paved patio, casement for outside oil fired boiler, oil tank. The garden is easy to maintain and mainly shingled with pathway leading to timber constructed garden shed, coal bunker, timber hand gate leading to parking bay possibly for two vehicles. Access via Spruce Avenue.

SERVICES

Mains water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities). Larkes Estate Agents have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.