

NORTHGATE STREET

Great Yarmouth NR30 1BA

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



20:22

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STARKINGS & WATSON

- Situated on Northgate Street
- Communal Entrance
- Sitting/Dining Room
- Kitchen with Appliance Space
- Two Spacious Bedrooms
- Shower Room
- Gas Fired Central Heating
- Walking Distance to Amenities

Situated in the heart of GREAT YARMOUTH on NORTHGATE STREET, this well presented FIRST FLOOR APARTMENT is presented in good decorative order, with spacious rooms and SECURE COMMUNAL entrance. With a hall entrance, doors lead to the SITTING/DINING ROOM, OPEN PLAN KITCHEN with space for your appliances, TWO SPACIOUS BEDROOMS and family SHOWER ROOM. With the luxury of GAS FIRED CENTRAL HEATING throughout, this homely property is ready to move in.

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. Suited to a single person or couple, this property is located within a secure building of four, and is ideal for those working in town, or working away requiring a 'lock up and leave' property.

DIRECTIONS

You may wish you use your Sat-Nav (NR30 1BA), 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 To Let board.

A covered walk way leads from Northgate Street to the rear of several commercial premises. A secure communal entrance with intercom system provides access to the second floor.

Entrance door to:

ENTRANCE HALL

Fitted carpet, thermostat heating control, electric fuse box, intercom entry phone, smooth ceiling, doors to:

BEDROOM

8' 8" x 7' 10" (2.64m x 2.39m) Fitted carpet, radiator, sash window to front, smooth ceiling.

SITTING ROOM

12' 5" x 11' 5" Max. (3.78m x 3.48m) Fitted carpet, radiator, sash window to front, television and telephone points, smooth ceiling, open plan to:

KITCHEN

8' 11" x 5' 9" (2.72m x 1.75m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer



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unit with mixer tap over, tiled splash backs, space for electric cooker with extractor fan fitted above, space for fridge and washing machine, tile effect flooring, radiator, sash window to front, smooth ceiling.

DOUBLE BEDROOM

11' 7" x 8' 4" Max. (3.53m x 2.54m) Fitted carpet, radiator, window to rear, wall mounted gas fired central heating boiler, smooth ceiling.

SHOWER ROOM

White three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled splash backs, vinyl flooring, radiator, extractor fan, smooth ceiling.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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Approximate Floor Area
463 sq. ft.
(43.0 sq. m.)

