



## **Bridge Road, Great Yarmouth NR30 1JU**

Mid-Terrace Family Home | Recently Renovated | Two Reception Rooms | Three Bedrooms | Low Maintenance Garden | Perfect First Home/Investment | Popular Location | Energy Efficiency Rating: C

**Offers In Excess Of £90,000 Freehold**

**Reference: 17497 | Contact: 01493 851111**

**HUNTERS®**

HERE TO GET *you* THERE



**We are pleased to offer this recently renovated three bedrooms mid-terraced family home which is situated in the popular coastal town of Great Yarmouth. The property benefits from having been completely renovated to a very high standard. The accommodation comprises sitting room, dining room, kitchen and family bathroom. To the first floor there is two double bedrooms and a further single bedroom. To the rear of the property is a low maintenance garden that offers gated access to the rear and a storage shed. The property is a perfect opportunity to get on the housing ladder or as an investment property.**

Great Yarmouth is a popular seaside town situated on the East Coast of Norfolk. It has been a seaside resort since 1760, and is the gateway from the Norfolk Broads to the sea. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

**DIRECTIONS** Upon entering Great Yarmouth from the A149 roundabout passing Asda, turn left onto Bridge Road. Proceed along where the property can be found on the left hand side, indicated by our For Sale board.

The property is approached via a gated and enclosed hard-standing courtyard style garden with footpath leading to the main property.

uPVC obscure double glazed entrance door to:

**SITTING ROOM** 13' 3" x 12' 3" max (4.04m x 3.73m) Decorative fireplace with timber surround and tiled hearth, fitted carpet, radiator, uPVC double glazed window to front, television and telephone point, door to stairs to first floor landing, smooth ceiling, door to:

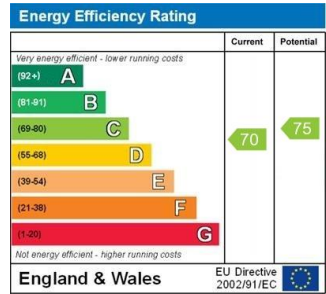
**DINING ROOM** 11' 2" x 12' 4" (3.4m x 3.76m) Solid wood flooring, radiator, uPVC double glazed window to rear, storage cupboard x2, space for dining table, smooth ceiling, door to:

**KITCHEN** 10' 3" x 7' (3.12m x 2.13m) Fitted range of wall and base level units with complementary rolled edged work surfaces and inset stainless steel sink and drainer unit with mixer tap over, inset gas hob and built in electric oven, tiled splash-backs, wood effect flooring, uPVC double glazed window to side, uPVC obscure double glazed door to side, wall mounted gas fired central heating boiler, smooth ceiling with recessed spotlighting, door to:

## Frequently Asked Questions

<b>Council Tax Band</b>	<b>: B</b>
<b>Heating System</b>	<b>: Gas Fired</b>
<b>Year of Construction</b>	<b>: Unconfirmed</b>
<b>Type of Windows</b>	<b>: uPVC</b>

## ENERGY PERFORMANCE CERTIFICATE



**FAMILY BATHROOM** Three piece suite comprising low level W.C., pedestal hand-wash basin, panelled bath with mixer shower tap over, tiled splash-backs, wood effect flooring, radiator, uPVC obscure double glazed window to side, extractor fan, smooth ceiling with recessed spot lighting.

**STAIRS TO FIRST FLOOR LANDING** Fitted carpet, radiator, loft access hatch, doors to:

**DOUBLE BEDROOM** 13' 7" x 12' 3" max (4.14m x 3.73m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth ceiling.

**BEDROOM** 10' 11" x 6' 11" max (3.33m x 2.11m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

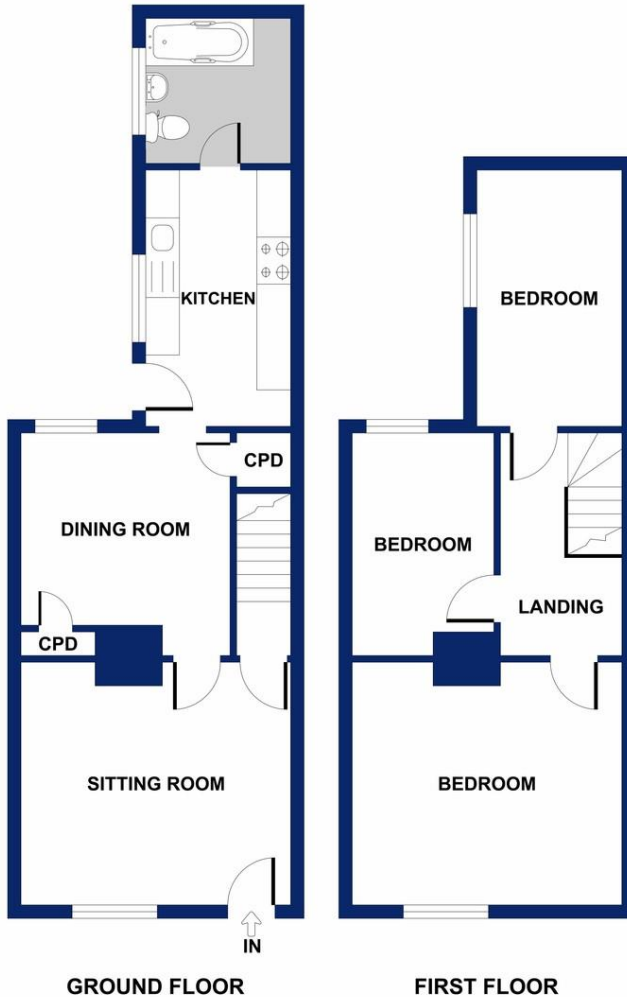
**BEDROOM** 10' 5" x 7' (3.18m x 2.13m) Fitted carpet, radiator, uPVC double glazed window to side, smooth ceiling with recessed spot lighting.

**OUTSIDE REAR** To the rear of the property is a fully enclosed low maintenance courtyard that offers a storage shed providing useful storage and external cold water supply and gated access to the rear.

**Call 01493 851111 to arrange an accompanied viewing, quoting reference 17497.**

### OPENING HOURS

Monday – Friday 9:00 – 17:30  
Saturday 9:00 – 16:00



**GROUND FLOOR**

**FIRST FLOOR**

Total approx area:  
78 sq. m  
840 sq. ft.

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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

