



16 BEACONSFIELD ROAD
GREAT YARMOUTH
NORFOLK
NR30 4JP

£91,950 Freehold

At a glance

Property: 2 End Terrace
Approximate Floor Area: 759 sq ft (71 sq m)
Heating: Gas Central Heating
Energy Rating: TBC
Local Authority: GYBC
Council Tax Band: A (£1,000)

An end of terrace two bedroom property, now in need of updating. Offering generous accommodation, it benefits from uPVC double glazing and gas central heating.

This property requires a cosmetic update, it would be perfect for first time buyers or investors seeking a small project. Chain Free.

Accommodation

ENTRANCE HALL

Fitted carpets, radiator, power & telephone points, radiator, and coved ceiling.

LOUNGE

15' 5" x 11' 1" (4.7m x 3.4m) uPVC double glazed bay window with front aspect, fitted carpets, power & telephone points, TV aerial, fire place with tiled hearth and timber mantle, coved ceiling.

SHOWER ROOM

4' 5" x 7' 7" (1.35m x 2.32m) Low level WC, tiled shower cubicle, wash basin over vanity cabinet, vinyl flooring, part tiled walls, and radiator.

KITCHEN

9' 9" x 10' 9" (2.98m x 3.30m) Fitted kitchen comprising base cabinets, rolled edge laminate worktop surface, recesses for fridge, freezer and washing machine, fitted oven, inset four burner gas hob, extraction hood, composite sink with drainage board, part tiled walls, and vinyl flooring. Wall mounted gas combination boiler, and uPVC double glazed window with aspect over side garden.

LOBBY

Vinyl flooring, wall light, and meter cupboard. Stable door to side garden.

LANDING

Fitted carpets, ceiling light.

MASTER BEDROOM

14' 7" x 14' 9" (4.45m x 4.51m) uPVC double glazed bay window with front aspect, fitted carpets, power points, TV aerial, radiator, cupboard, and coved ceiling.

BEDROOM

Double glazed window with side aspect, fitted carpets, power points, TV aerial, radiator, cupboard, and coved ceiling.

OUTSIDE

Walled and paved front garden with wrought iron hand gate.

Enclosed paved side garden with timber shed, and hand gates to the front and street.

SERVICES

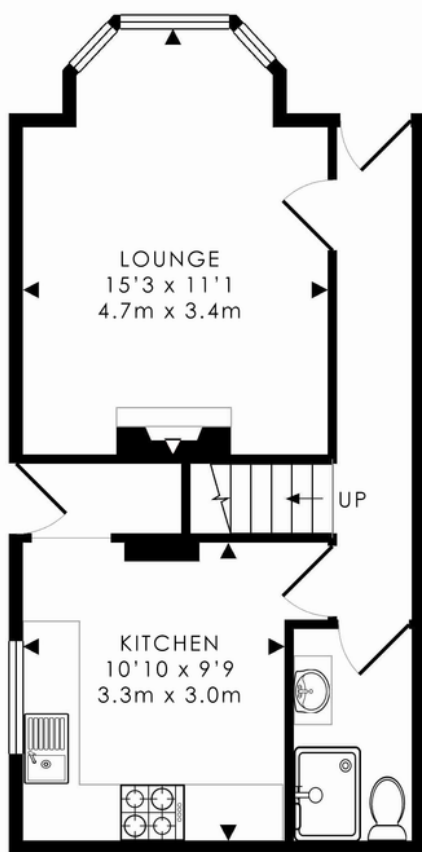
Mains gas, water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities).

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.

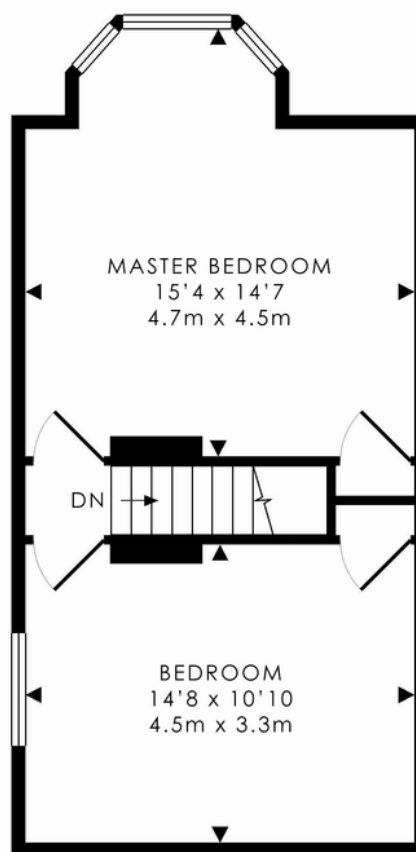


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ROAD**

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GROUND FLOOR
APPROX AREA
378 sq ft (35.1 sq m)



FIRST FLOOR
APPROX AREA
381 sq ft (35.4 sq m)

TOTAL APPROX FLOOR AREA 759 Sq Ft (70.5 Sq M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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