



**27 ROCKALL WAY, CAISTER-ON-SEA,  
GREAT YARMOUTH, NORFOLK, NR30 5UD**

**£119,000**

- MODERN END OF TERRACE
- TWO BEDROOMS
- GARDENS
- GARAGE
- GAS CENTRAL HEATING
- CHAIN FREE

## Ref. 6809

Modern end terraced two bed roomed house offering gas central heating and double glazing, gardens and garage. Accommodation - Entrance Hall, Kitchen [in need of updating], Lounge / Dining Room, patio doors into garden. To the first floor - Central Landing, Two Double Bedrooms and Wet room [originally Bathroom]. Early viewing is recommended to this fine two bed roomed property. Ideal for investor or first time buyer. No chain.

## ACCOMMODATION

### UPV SEALED UNIT FRONT ENTRANCE DOOR LEADING TO -

#### HALL

Fitted carpet, meter cupboard, carpeted staircase, radiator, arch through to -

#### KITCHEN

12' x 6' (3.66m x 1.83m) Base and wall units, drawers and cupboards, stainless steel sink unit, oven, hob and extractor, gas boiler mounted to wall for domestic hot water and central heating, uPV sealed unit double glazed windows.

#### LOUNGE / DINING ROOM

13' 8" x 12' (4.17m x 3.66m) Double banked radiator, carpeting, gas point, power points, tv ;point, uPV sealed unit double glazed windows and doors leading to patio and garden, telephone point.

#### FIRST FLOOR AND LANDING

Fitted carpet, power points, loft hatch.

#### BEDROOM 1

12' 2" x 9' 2" (3.71m x 2.79m) Fitted carpet, sliding mirrored doored wardrobe, cupboard space to side, telephone point, power points.

#### BEDROOM 2

9' 3" x 12 into recess cupboards' (2.82m x 3.66m) Radiator, carpeting, power points, uPV sealed unit double glazed windows, airing cupboard with lagged copper cylinder and immersion heater and timber switches.

#### WET ROOM [ORIGINALLY BATHROOM]

White suite comprising of - wc, pedestal wash hand basin, radiator, Triton electric shower, hand rail, shower rail and curtain, extractor, frosted uPV sealed unit double glazed windows.

#### GARDENS

The front garden is laid to lawn with pathway leading to front entrance door.

The rear garden is enclosed by timber panel fencing and brick constructed walling, extensive paved patio leading onto lawned garden partly shingled with fully stocked flower and shrub borders, wrought iron hand gate for pedestrian access, side garden area.

#### GARAGE

Nearby semi detached garage with up and over door and parking leading to garage.

#### 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.