

LARKES

BARRACK ROAD
GREAT YARMOUTH
NORFOLK
NR30 3DR

£105,000 Freehold



Ref: 7099



SUMMARY

A bay fronted Victorian end of terrace house of generous proportions. This three bedroom property has been well maintained, it offers three reception rooms, kitchen, utility, bathroom, and three bedrooms. The accommodation is now in need of some cosmetic updating.

ACCOMMODATION

An entrance hallway leads to the ground floor accommodation, presently arranged to provide a living room towards the front, a dining room to the middle. At the end of the hallway a breakfast room provides an informal dining area for the adjoining kitchen. The kitchen comprises fitted cabinetry with laminate worktop surfaces, cooker point, and stainless steel sink unit. To the back of the kitchen is a single storey extension which provides a utility room, with WC.

To the first floor there are three large double bedrooms, and a family bathroom.

This residence benefits from many original features including decorative cornice work & picture rails. The property offers generous accommodation, which could now benefit from some refurbishment.

There is a walled court yard to the front of the property and an enclosed rear yard with storage cupboard rear.

Please view the floor plan for room dimensions and layout.

LOCATION

The property is located just a short walk from the Sea Front. It also has excellent access to nearby schools, of which there are several within a five/ten minute walk. All of the Towns facilities are on the door step including supermarkets, doctors, dental surgery, and pharmacy. Bus and train stations are easily accessible, as are road links to the surrounding towns & cities.





SERVICES

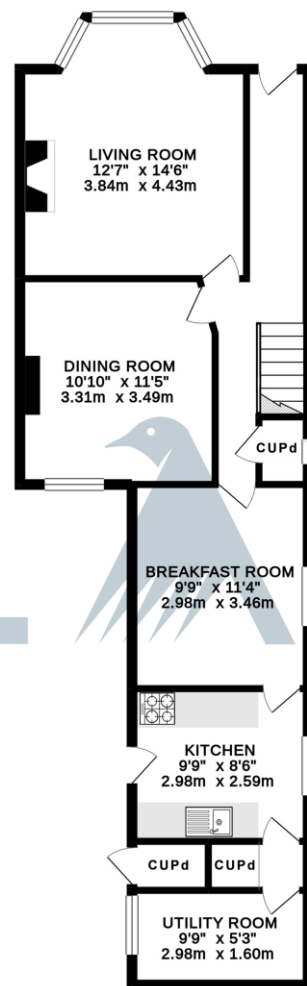
Mains gas, water, electricity and drainage are understood to be connected.

Larkes 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.

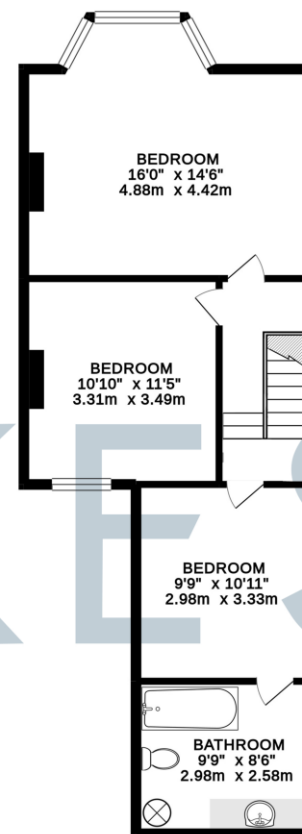




BARRACK ROAD | GREAT YARMOUTH



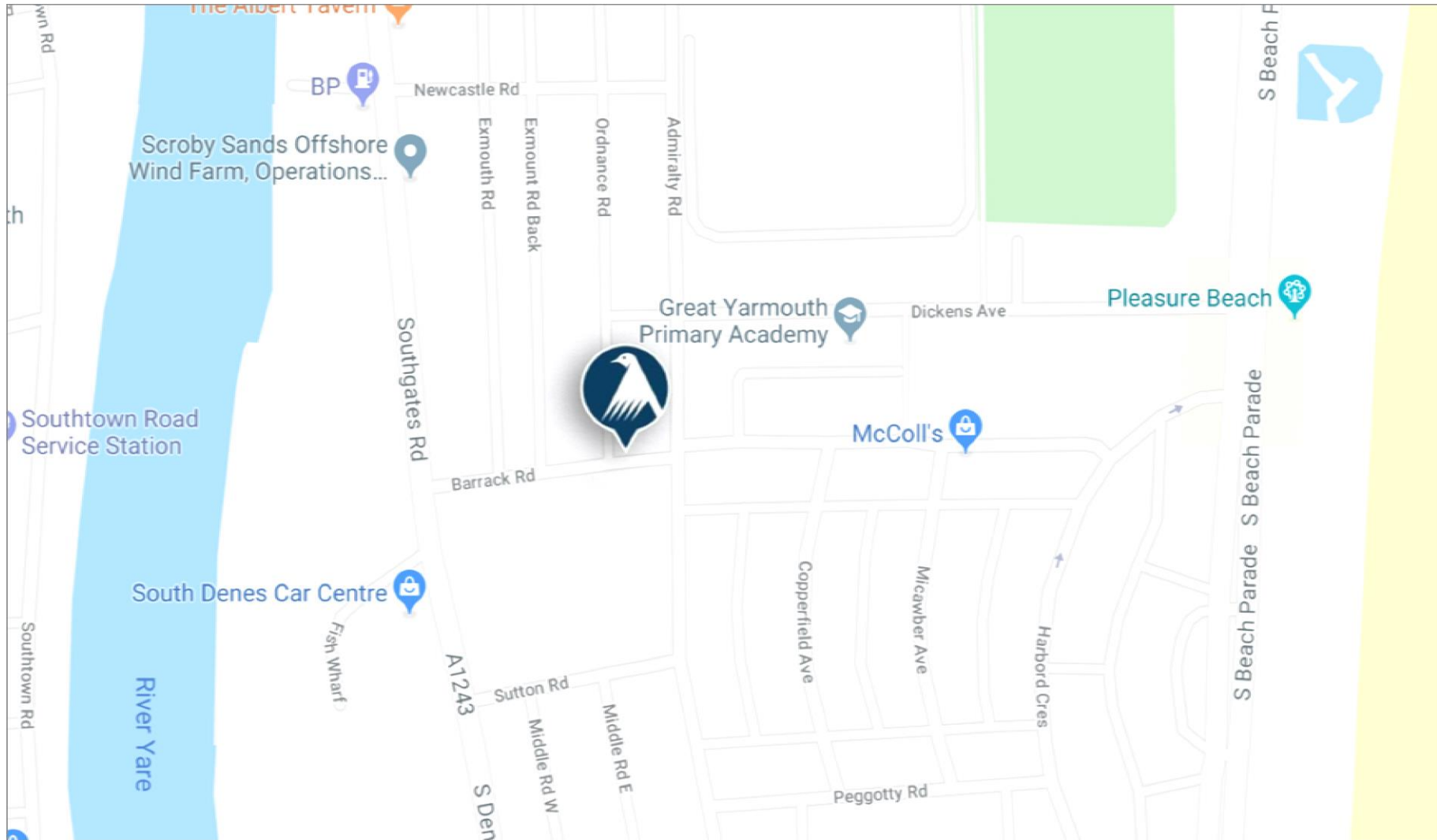
GROUND FLOOR
662 sq. ft. (61.5 sq. m.) approx.



1ST FLOOR
579 sq. ft. (53.8 sq. m.) approx.

TOTAL FLOOR AREA : 1241 sq. ft. (115.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



AT A GLANCE:

Property: End Terraced House, Three Bedrooms
Approximate Floor Area: 1,241 Sq Ft (115 Sq M)
Heating: Gas Central Heating
Energy Rating: TBC
Local Authority: GYBC
Council Tax Band: A (£1,077)

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