

# LARKES



LANCASTER ROAD  
GREAT YARMOUTH  
NORFOLK  
NR30 2NQ

£91,950 Freehold

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# At a glance

Property: 2 bedroom End Terraced House  
Approximate Floor Area: 655 sq ft (60.9 sq m)  
Heating: Gas Central Heating  
Energy Rating: D 58  
Local Authority: GYBC  
Council Tax Band: A (£998)

This extended and improved end of terrace property offers two bedrooms, private garden, generous open plan kitchen/breakfast room, upgraded gas central heating, and improved insulation. Excellent first time buy or investment property.

# Accommodation

uPVC part glazed front entrance door into:

## LIVING ROOM

14' 2" x 9' 11" (4.34m x 3.04m) uPVC double glazed window with front aspect, fitted carpets, radiator, power & TV points, wall lights, coved ceiling and ceiling light. Archway leading to;

## KITCHEN/BREAKFAST ROOM

10' 10" x 20' 10" (3.31m x 6.37m) Fitted kitchen cabinets with laminated worktop surfaces, inset stainless steel sink with drainage board, recess for automatic washing machine, cooker point, ceramic tiled floor, uPVC double glazed window and pedestrian door to rear garden, extractor fan, radiators, power points, and ceiling lights. Recessed lobby housing a wall mounted gas combination boiler (approximately 18 months old).

## SHOWER ROOM

6' 1" x 5' 1" (1.86m x 1.56m) Fully tiled walls and floors, shower cubicle with glazed partitions, pedestal wash basin, and low level WC, ceiling light, and privacy glazed uPVC window unit.

## LANDING

Carpeted central landing.

## MASTER BEDROOM

14' 0" x 9' 10" (4.29m x 3.01m) uPVC double glazed window, fitted carpets, power & TV points, loft hatch, and ceiling light.

## BEDROOM

uPVC double glazed window, fitted carpets, power points, coved ceiling and ceiling light. Access to recessed storage cupboard with lighting.

## OUTSIDE

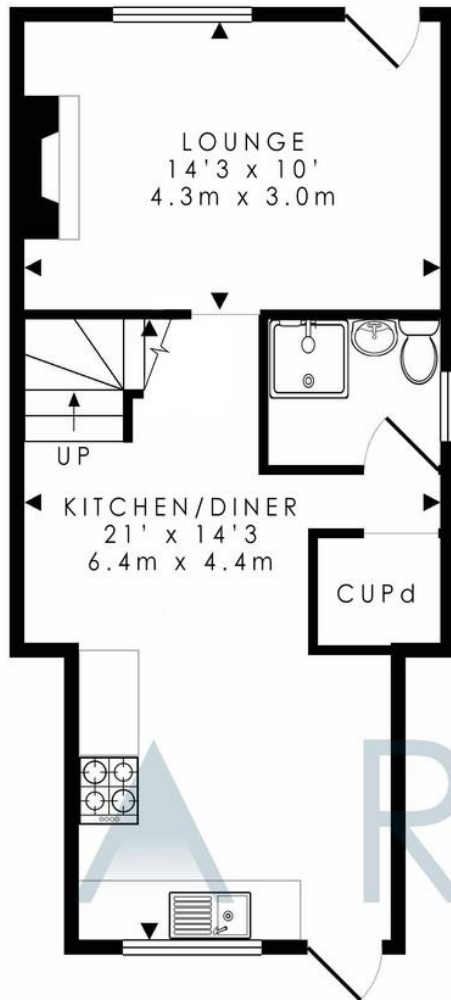
Rear pea shingle garden with panel fence boundaries and rear pedestrian gate to public common.

## SERVICES

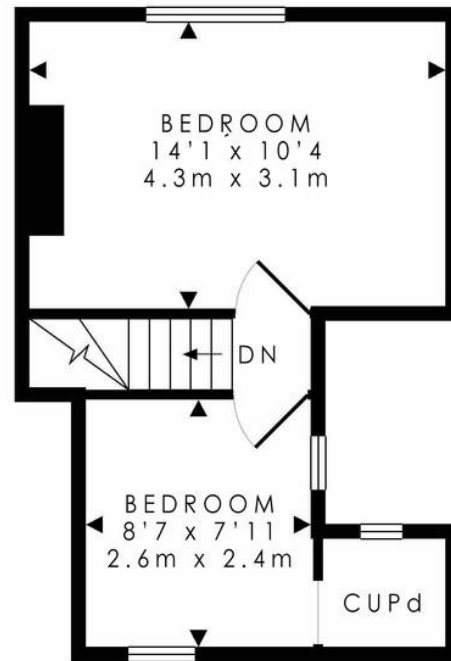
Mains gas, electricity, water and drainage are understood to be connected (subject to confirmation from the statutory authorities).



GROUND FLOOR  
APPROX AREA  
407 Sq Ft (37.8 Sq M)



FIRST FLOOR  
APPROX AREA  
248 Sq Ft (23.1 Sq M)



TOTAL APPROX FLOOR AREA 655 Sq Ft (60.9 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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