



**49 LANCASTER ROAD, GREAT YARMOUTH,
NORFOLK, NR30 2NQ**

£92,500

- END TERRACED HOUSE
- TWO BEDROOMS
- EXTENDED KITCHEN
- GARDEN
- UPDATED GAS BOILER
- UPVC DOUBLE GLAZED

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).

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE GREAT YARMOUTH OFFICE