

# LARKES



**LANCASTER ROAD**  
GREAT YARMOUTH  
NORFOLK  
NR30 2NN

**£84,500** Freehold

A **WELL PRESENTED** Victorian terrace house within walking distance of the Town Centre and Great Yarmouth Sea Front. Accommodation - 22ft Lounge/Dining Room, Kitchen, First Floor & Landing - Two Bedrooms and Bathroom. Property benefits from gas central heating and double glazed windows and doors. **CHAIN FREE**

**DESCRIPTION** A part glazed entrance door leads into a spacious double reception room with space for lounging and dining, this room has large windows to the front and rear that fill it with natural light. It has a feature fireplace and an open staircase.

Accessed from the back of the reception rooms is the fitted kitchen offering a good selection of base and wall mounted cabinets, with laminate worktop surfaces, stainless steel sink unit, electric oven and hob, ceramic tiling to walls, canopied extractor, and a door to the rear yard.

To the first floor a central landing provides access to the two bedrooms. The larger front bedroom has built in wardrobes, and a large window. The rear bedroom has access to the family bathroom.

The bathroom features a white panelled bath with electric shower, extractor, wc, pedestal wash hand basin, and corner cupboard housing a combination gas boiler.

Externally the property features a small private yard.

Please view the floor plan for room dimensions.

**LOCATION** Great Yarmouth seafront, Sainsbury's supermarket, and market place are within short walking distance providing a selection of shops, restaurants, bars and cafes.

The towns main bus station is within a five minute walk of the property, and for those with cars there is unrestricted on street parking.

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

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.

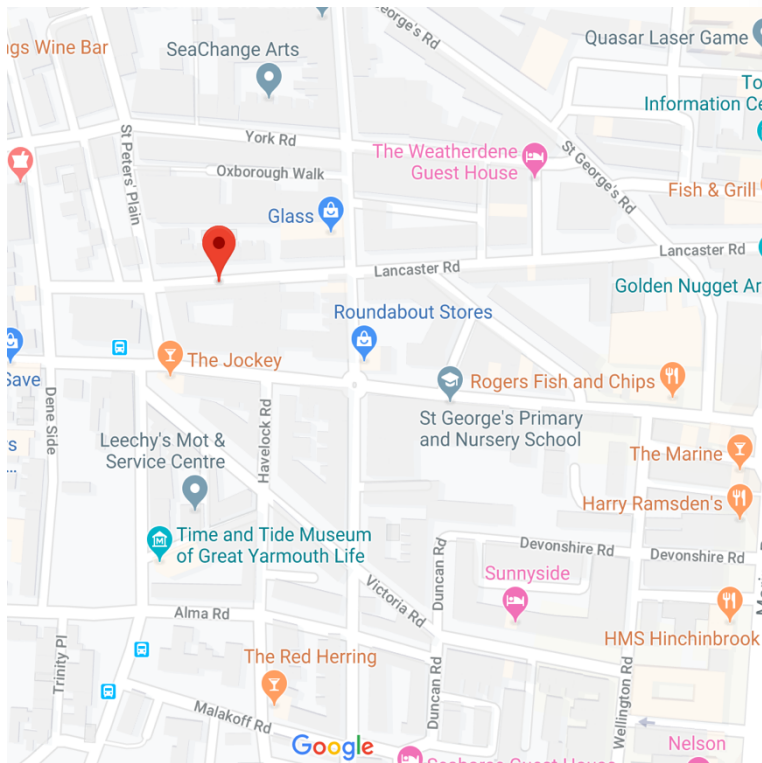




Images, clockwise from top left: Lounge area, front bedroom with fitted wardrobes, rear yard, family bathroom, and rear bedroom

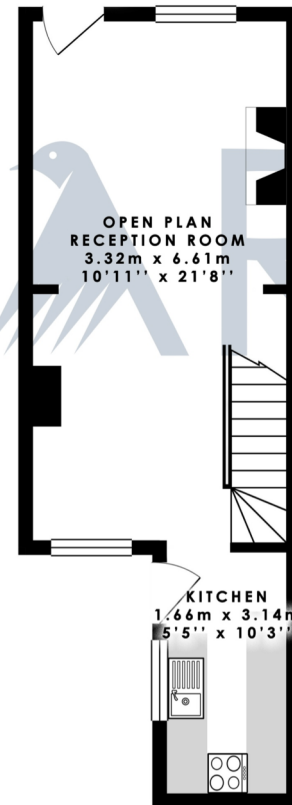
### AT A GLANCE:

Property: Mid Terraced House, Two Bedrooms  
Approximate Floor Area: 54.2 Sq M (584 Sq Ft)  
Heating: Gas Central Heating  
Energy Rating: D64  
Local Authority: GYBC  
Council Tax Band: A (£1,067)

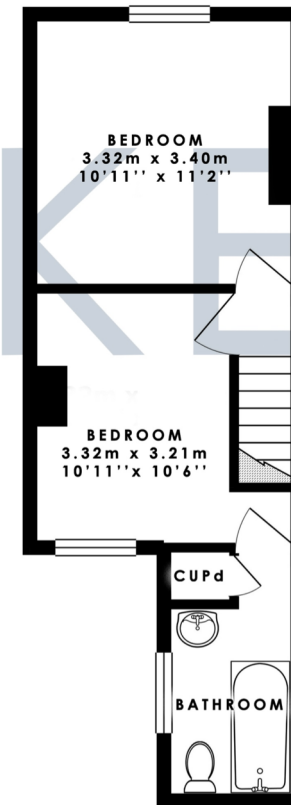


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### GROUND FLOOR APPRX AREA 27.1 Sq M (292 Sq Ft)



### FIRST FLOOR APPROX AREA 27.1 Sq M (292 Sq Ft)



**TOTAL APPROXIMATE FLOOR AREA 54.2 Sq M (584 Sq Ft)**

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.