LARKES ESTATE AGENTS
RESIDENTIAL, COMMERCIAL & PROPERTY MANAGEMENT SERVICES

The Arch
25A Hall Quay
Great Yarmouth
NR30 1HP

www.larkes.co.uk

T: 01493 330299
E: sales@larkes.co.uk

3 STATION ROAD, GREAT YARMOUTH, NORFOLK, NR31 0HB

£135,000

- SPACIOUS TOWN HOUSE
- BRAND NEW KITCHEN & BATHROOM
- FULLY REFURBISHED
- UPVC DOUBLE GLAZED
- THREE/FOUR LARGE BEDROOMS
- GAS CENTRAL HEATING

Ref. 6806

A fully refurbished spacious town house conveniently located with easy access to the town centre, local schools, college, and supermarkets. The property has many character features, two reception rooms (one of which is suitable for bedroom use), three large bedrooms all off landing, and uPVC double glazing.

ACCOMMODATION

ENTRANCE HALL
Laminate oak effect flooring; under stair meter cupboard; radiators; power points and pedant lights.

LIVING ROOM
11' 8" x 15' 5" (3.56m x 4.71m) uPVC double glazed bay window; newly fitted carpet; chimney breast with period tiled fireplace and timber mantle piece; decorative ceiling light; wall sconces; power and TV points.

DINING ROOM/FOURTH BEDROOM
9' 8" x 13' 3" (2.95m x 4.04m) Newly fitted carpet; ceiling light; Power points; and uPVC double glazed French door to rear patio.

KITCHEN/DINER
8' 9" x 23' 7" (2.68m x 7.19m) Newly fitted kitchen comprising base units with cupboards and drawers and wood effect laminate worksurface over; matching range of wall units; one and a half bowl stainless steel sink unit with mixer tap; oven and gas hob with integrated extraction hood over; laminate oak effect flooring; twin uPVC double glazed windows; further double glazed circular feature window; inset spot lighting; radiators; power points and pedestrian door to rear yard.

FIRST FLOOR CENTRAL LANDING
Fitted carpets; loft access; and pendant light. (N.B. all rooms accessed off the landing)

MASTER BEDROOM
15' 3" x 15' 5" (4.65m x 4.72m) Plus uPVC double glazed bay window; additional uPVC double glazed window; fitted carpets; power and TV points; and pendant light.

SECOND BEDROOM
9' 8" x 13' 1" (2.97m x 4.01m) uPVC double glazed window; fitted carpets; power and TV points; and pendant light.

BATHROOM
Newly fitted white suite comprising low level WC with integrated cistern, wash basin over vanity cabinet; and panel bath; aqua-board splash back and electric shower unit; vinyl flooring; frosted uPVC double glazed window; extractor fan and ceiling light.

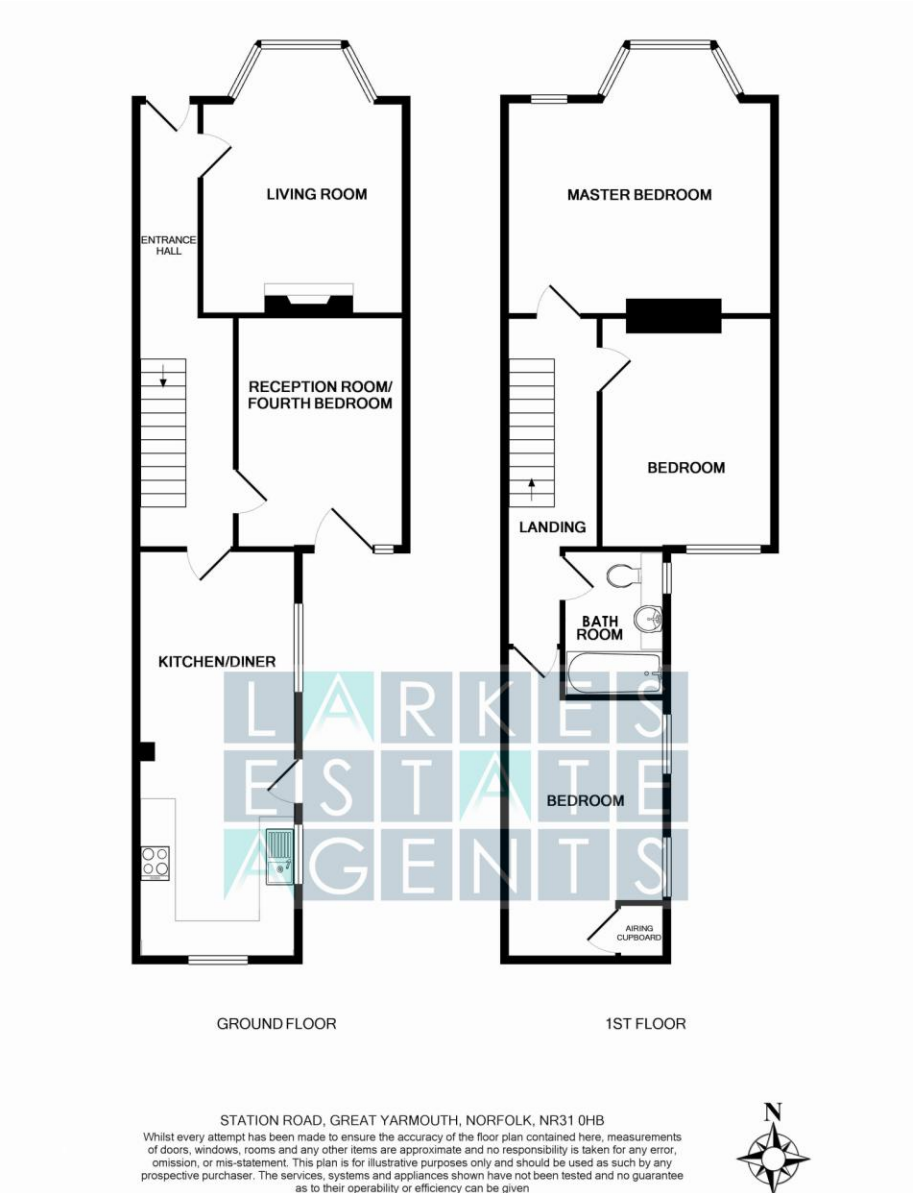
THIRD BEDROOM
8' 9" x 15' 4" (2.68m x 4.69m) uPVC double glazed windows; fitted carpets; access to loft space; built in cupboard housing gas combination boiler; power and TV points; and pendant light.

OUTSIDE
To the front of the property there is a small enclosed forecourt with steps leading up to the entrance.

To the rear of the property is a paved south facing patio garden with hand gate to a shared & secure rear alleyway. Timber garden shed; and outside tap.

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

FLOOR PLAN



STATION ROAD, GREAT YARMOUTH, NORFOLK, NR31 0HB

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

ENERGY PERFORMANCE RATING: TBC

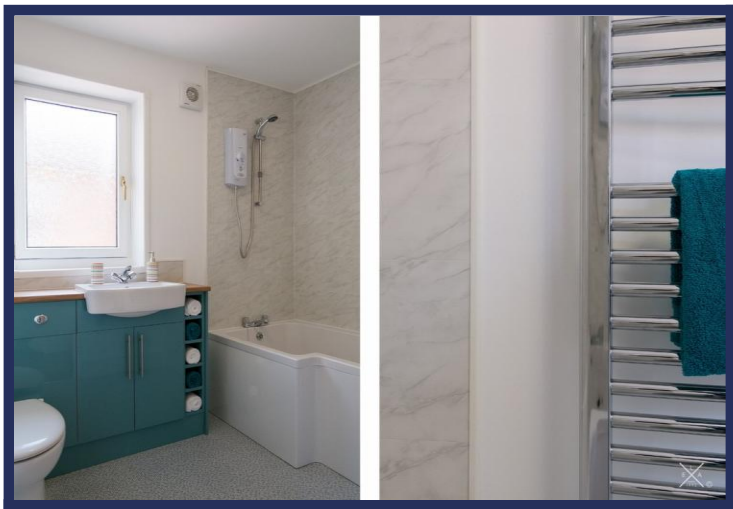
COUNCIL TAX BAND: B

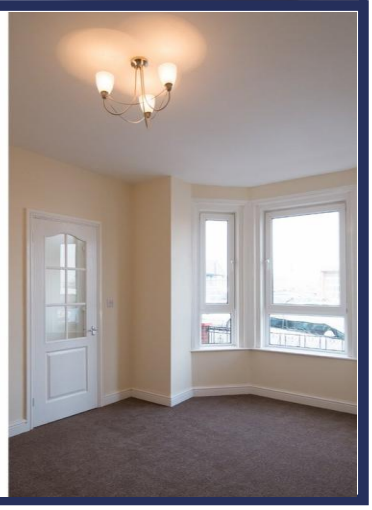
LOCAL AUTHORITY: GREAT YARMOUTH BOROUGH COUNCIL

TENURE: FREEHOLD

OPENING HOURS
Mon – Thur 9am-5.30pm
Fri 9am-5pm
Sat 9.30am-12.30pm

CONTACTS
T: 01493 330299
E: sales@larkes.co.uk
W: larkes.co.uk





NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitutes part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.