www.paulhubbardonline.com

£140,000
Guide Price







The Conge

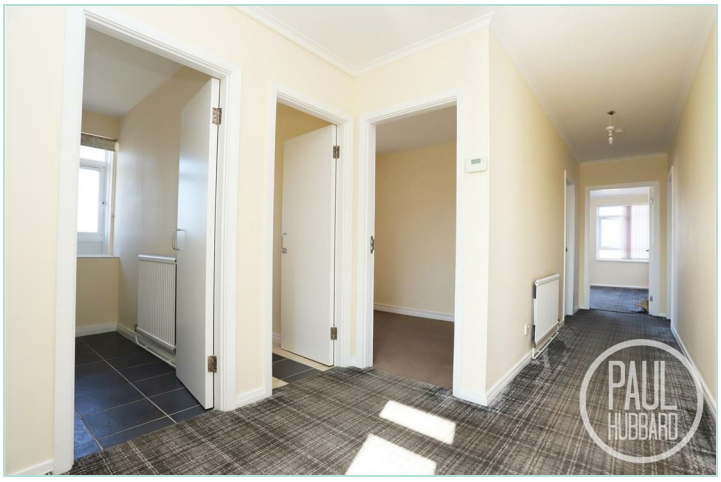
Great Yarmouth, NR30 1NA

- Chain free sale
- Three well-proportioned bedrooms
- Private balcony with stunning rooftop views
- Spacious dual-aspect lounge/diner
- Modern neutral décor throughout
- Gas central heating with combi boiler
- Fitted kitchen with Rangemaster-style cooker
- Just moments from Great Yarmouth seafront
- Central location close to shops, schools & local amenities

PAUL HUBBARD

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Location - Great Yarmouth

Discover this delightful property situated in the sought-after town of Great Yarmouth, the UK's third most desirable seaside destination. With over 15 miles of sandy beaches and access to the highly coveted Norfolk Broads, this location is perfect for those seeking a coastal lifestyle. The town boasts a plethora of amenities, including excellent schools, supermarkets, shopping centres, pubs, restaurants, bars, cinema, swimming pool and theme parks, making it an ideal place to call home. With its own train and stations, Great Yarmouth offers easy access to the Cathedral City of Norwich, which is just a 30-minute drive away. Don't miss out on the chance to live in this fantastic location!

Entrance Hall

Fitted carpet, UPVC double glazed window, consumer unit, radiator and doors opening to all internal rooms.

Lounge/ Diner

5.13 x 4.26

Fitted carpet, x3 dual aspect UPVC double glazed windows, x2 radiators, serving hatch to kitchen and UPVC French doors open onto the balcony.

Balcony

2.91 x 1.03

A private balcony enclosed by a brick wall and wrought iron railings, finished with low-maintenance artificial lawn and enjoying elevated rooftop views across Great Yarmouth.

Kitchen

3.86 x 2.18

Tile flooring, UPVC double glazed window to the side aspect, radiator, serving hatch, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for a fridge-freezer, Rangemaster style oven & a washing machine and a built-in stainless steel extractor hood.

Bathroom

2.78 x 1.50

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, wash basin set in to a vanity unit with a mixer tap, a panelled bath with a mixer tap & a handheld shower attachment and tile splash backs.









Bedroom 1

5.51 x 3.58

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe with double doors.

Bedroom 2

3.73 x 3.70

Fitted carpet, x2 UPVC double glazed window to the front aspect, radiator and a built-in wardrobe with double doors.

Bedroom 3

3.90 max x 2.08 max

Fitted carpet, UPVC double glazed window to the side aspect, radiator and a built-in storage cupboard (housing the gas combi boiler).

Toilet

2.77 x 0.88

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with hot & cold taps and tile splash backs.

Leasehold

125 years from 23rd June 2003

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

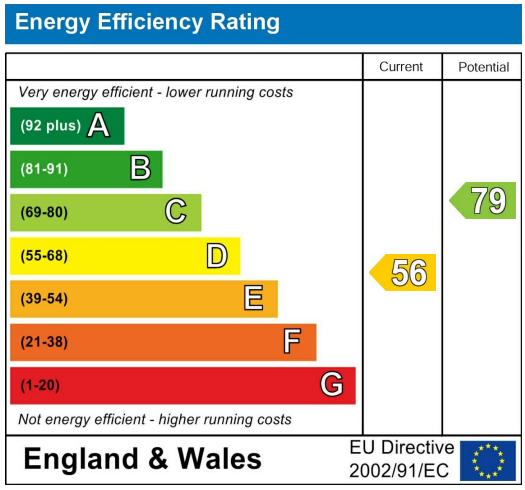

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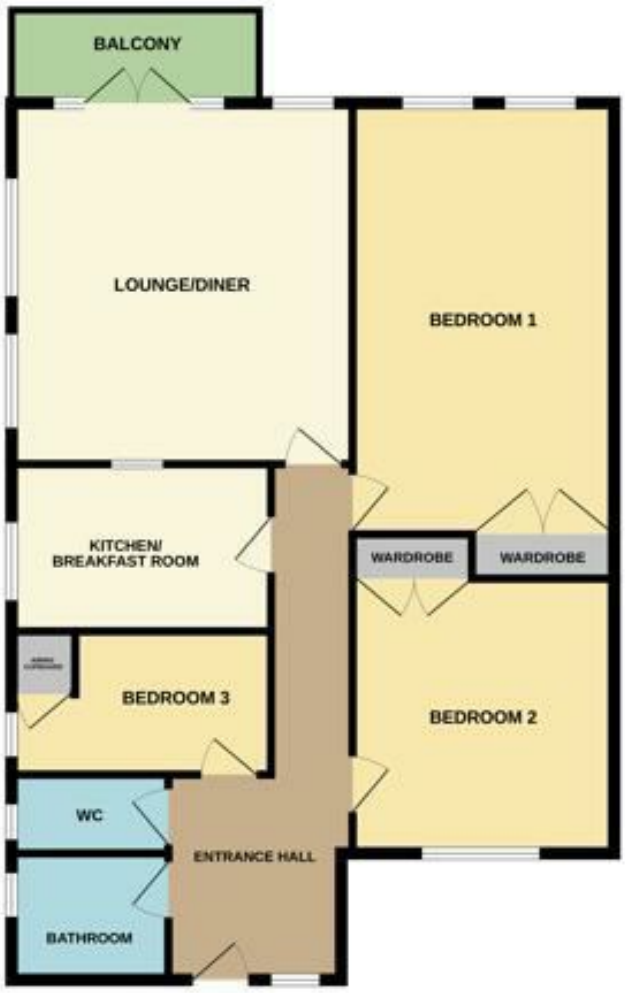



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Tenure: Leasehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council





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.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements