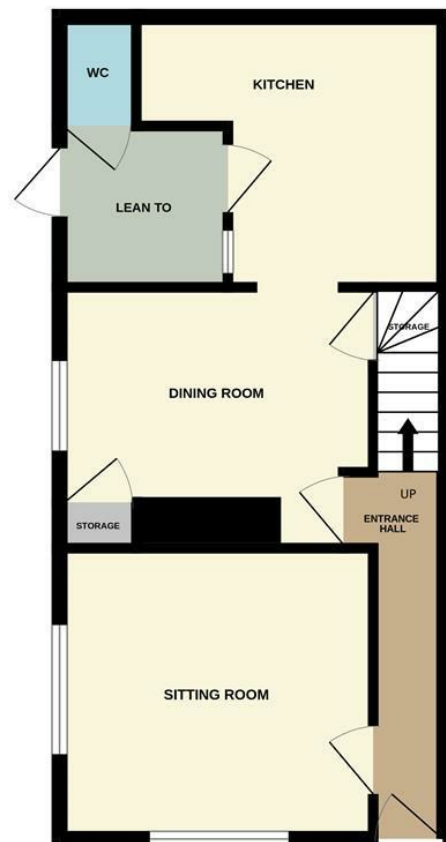


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	64	88
England & Wales		
EU Directive 2002/91/EC		

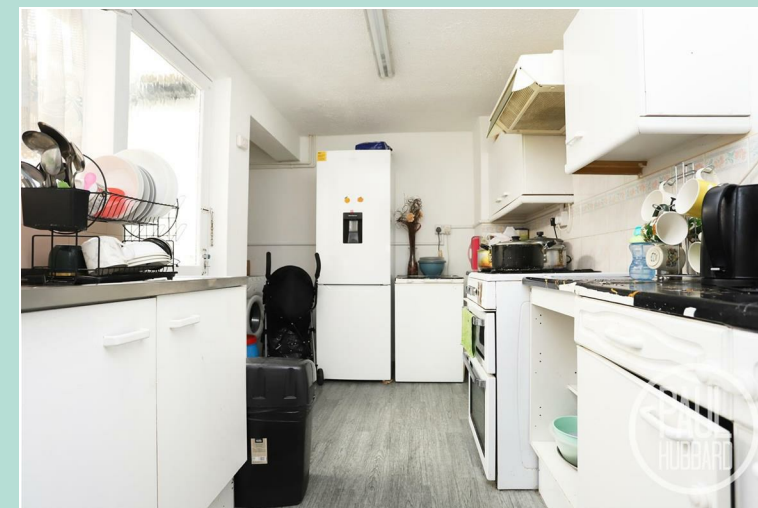


1ST FLOOR

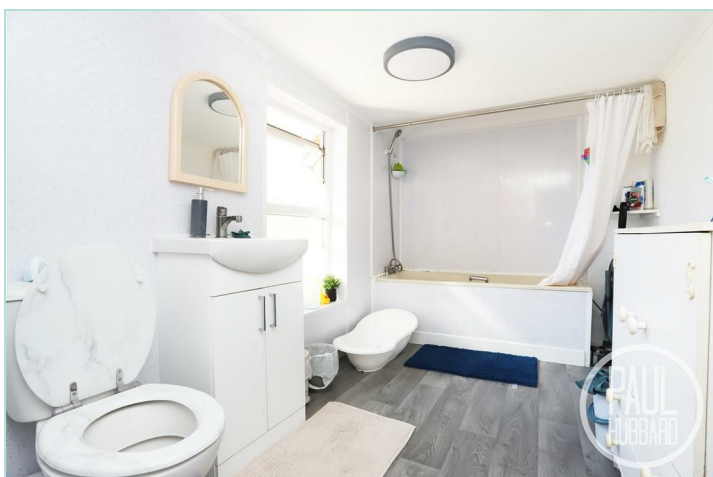
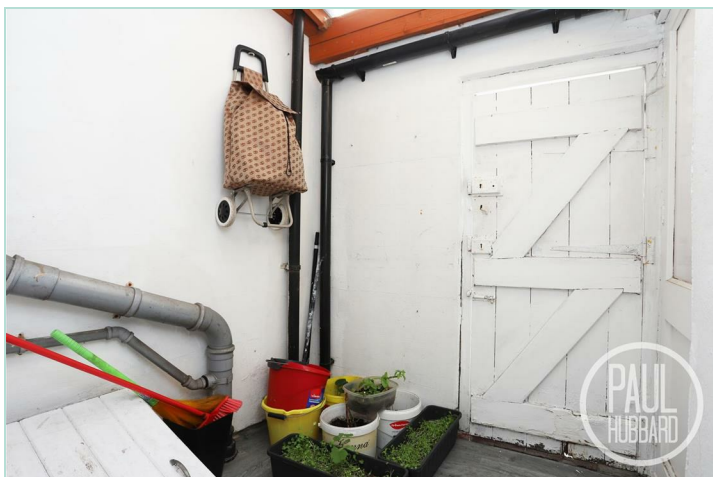


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**PAUL
HUBBARD**



Location

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

UPVC entrance door to the front aspect, laminate flooring, radiator, doors opening to the sitting room & kitchen/ diner and stairs lead up to the first floor landing.

Sitting Room

3.81 x 3.26

Laminate flooring, dual aspect UPVC double glazed windows, radiator and a fireplace.

Dining Room

3.50 x 2.97

Laminate flooring, UPVC double glazed window to the side aspect, built-in storage cupboard, radiator and an archway opening leads through to the kitchen.

Kitchen

3.52 max x 2.98 max

Vinyl flooring, timber frame window to the side aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with hot & cold taps, space for a fridge-freezer, oven & washing machine, built-in extractor hood and a door opens to the lean to.

Lean To

1.83 x 1.86

Vinyl flooring, entry to basement storage and doors open to a WC & the exterior.

WC

1.22 x 0.85

Vinyl flooring, toilet, wash basin with hot & cold taps and tile splash backs.

Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms and 1-2 & the family bathroom.

Bedroom 1

4.30 x 3.80

Fitted carpet, dual aspect UPVC double glazed windows and a radiator.

Bedroom 2

2.63 x 2.62

Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

Bathroom

3.42 x 2.01

Vinyl flooring, UPVC double glazed obscure window to the side aspect, storage heater, toilet, wash basin set into a vanity unit with a mixer tap, panelled bath with a mixer tap & a handheld shower attachment and a heated towel rail.

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.

