

# LARKES



## WEST STREET

GREAT YARMOUTH  
NORFOLK  
NR30 3HU

**£119,000** Freehold

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This well presented semi detached two bed family home benefits from recently installed gas central heating and uPVC double glazing. Favouring from a secluded off street setting with off road parking and garden. This well loved property is bound to impress.

**DESCRIPTION** A glazed entrance door leads into an internal lobby with laminate flooring and adequate room for coat and shoe storage.

The LOUNGE/DINER features a large window with front aspect, understairs meter cupboard with lighting and tumble dryer point, and an internal door to the Kitchen.

The fitted KITCHEN comprises base and wall mounted units, roll top work surfaces, inset stainless steel sink and drainer, tiled splash backs, plumbing for washing machine, cooker point, extraction hood, wall mounted central heating boiler (upgraded 2018).

A staircase from the ground floor lobby leads to a central landing, which in turn provides access to both the bedrooms.

The MASTER BEDROOM is located to the front it features an ENSUITE SHOWER ROOM with close coupled WC, pedestal wash basin, tiled shower cubicle, and heated towel rail.

OUTSIDE their is a concrete driveway with parking for two vehicles. A hand gate leads to the block paved side yard, and shingle rear garden with metal garden store shed.

**LOCATION** Great Yarmouth seafront, St Georges Park, 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 resident parking available on the neighbouring streets.

**SERVICES** Mains gas, water, electricity and drainage are understood to be connected. Larkes Estate Agents 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.



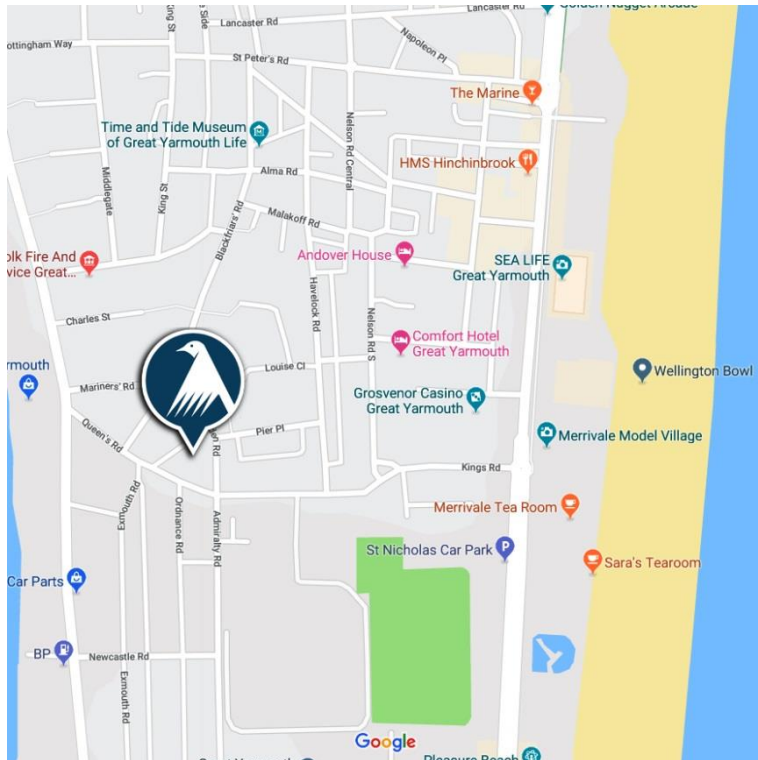




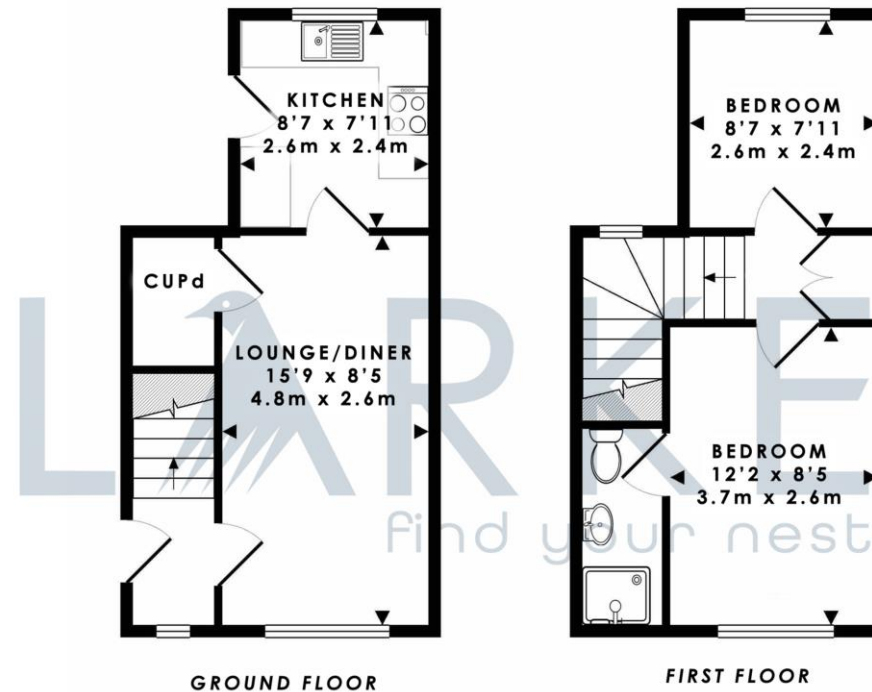
Images, clockwise from top left: Garden, living room, kitchen, ensuite, and second bedroom

#### AT A GLANCE:

Property: House, Two Bedrooms  
Approximate Floor Area: 506 Sq Ft (47 Sq M)  
Heating: Gas Central Heating  
Energy Rating: D 67  
Local Authority: GYBC  
Council Tax Band: A (£1,000)



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