



## 4 bed end of terrace house to buy in NR30

St. Georges Road, Great Yarmouth, Norfolk, NR30 2JR

**£190,000** Starting Bid

 x4  x1  x2

Tenure

**Freehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ End-Terraced Property
- ✓ Separate Sitting & Dining Room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This End-Terraced PERIOD HOME is packed throughout with CHARACTER FEATURES which have been MAINTAINED AND RESTORED to a brilliant standard.

Situated in the heart of this COASTAL and HISTORIC fishing town you will find everything you need on your doorstep. Inside, you are met with CHARM in every room. The BASEMENT room has a functioning AGA and pantry storage with ORIGINAL tiling. The ground floor offers a SEPARATE LIVING AND DINING ROOM as well as KITCHEN space. On the first floor you will find a FAMILY BATHROOM, THREE BEDROOMS and access to the ROOFTOP BALCONY. The second floor offers VERSATILITY in the form of a FOURTH BEDROOM or HOME OFFICE/STUDIO. The property benefits from Gas Fired Central Heating and Income generating Solar Panels.

### SETTING THE SCENE

The property is accessed via raised steps from the public footpath enclosed with a cast iron fence and gate. As you reach the top of the stairs you will notice the striking original tile flooring and as you turn to look back you can cast your gaze over St Georges Park with luscious greenery and vibrant feel. Sitting in-between both the property and the park is a bank of permit parking spaces where resident and visitor parking permits can be purchased to be used all year round.

### THE GRAND TOUR

As you enter the front door you are greeted with beautifully tall ceilings, solid wood flooring and reclaimed wooden panelling with solid staircase leading upwards to the first floor. To your right you enter the brilliantly spacious sitting room with bay fronted windows flooding the room with natural light. Offering both functionality and a cosy feeling the cast iron multi-fuel burner is set back within the fireplace. Further down the corridor you will find access to the separate dining room which sits just off the main kitchen and opposite to the cloakroom. Tucked under the main staircase is a set of stairs leading you into the charming basement space. Extended over time to also make this a bay fronted room, this former kitchen area has a functioning Aga as well as walk in pantry all complimented with Georgian Buff tiles under foot. A space just waiting for someone to make their own and restore it back to its former usage or to explore a newer pathway. As you climb to the first floor you will find a family bathroom with quirky storage, master bedroom with built in storage and a further two bedrooms one with double glazed wood French Doors leading to a sun terrace/balcony at the rear of the property. Heading up to the second floor you are met with an expansive loft space offering a fourth bedroom or potential home office/studio space similar to how it is being utilised by the present owner.

#### AGENTS NOTE

On the roof there are ten fully functioning Solar Panels which are all owned and transferable to the new owner of this stunning home. The solar panels generate approximately £2000.00 per year

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: End of terrace house

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

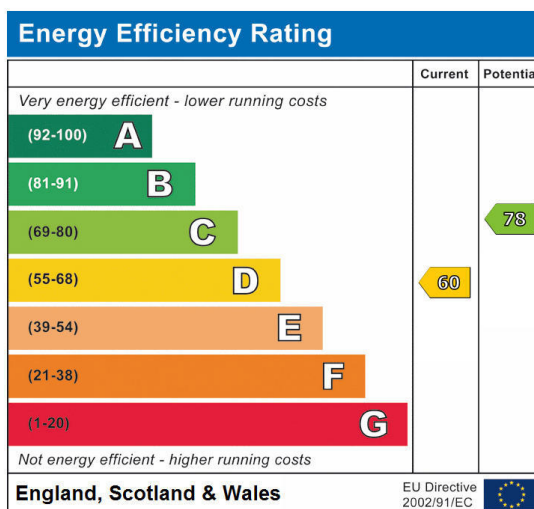
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



St. Georges Road, Great Yarmouth, Norfolk, NR30 2JR

Contact your local branch today for more information on this property:

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