



Northgate Street
Great Yarmouth
Norfolk
NR30

Offers In Excess Of £235,000

bettermove

Northgate Street Great Yarmouth

Bettermove are proud to present this Grade II Listed, 3 bedroom terraced house in Great Yarmouth.

The property benefits from gas central heating in the kitchen, and reception rooms, with built in wall heaters in the bedrooms, as well as single glazing throughout.

The council tax band is B.

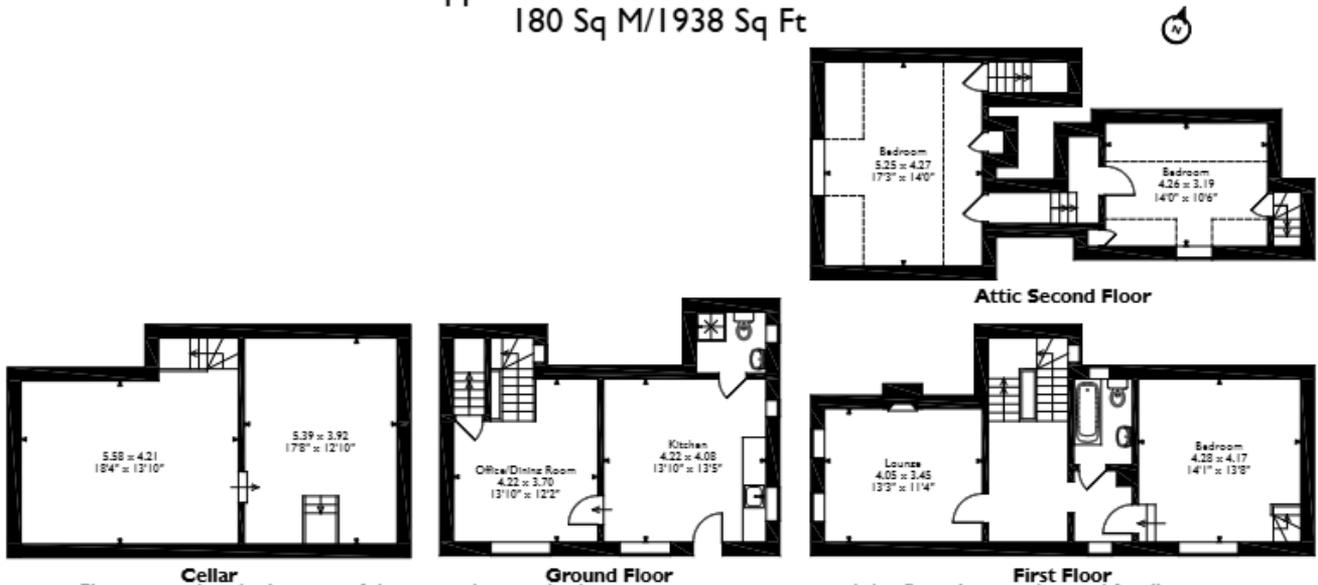
The interior of this beautifully presented property, combines modern living with period features, and comprises a spacious living, dining room, WC and fitted kitchen on the ground floor, with access to the cellar. The first floor consists of the lounge, one double bedroom, and the family bathroom, with the further two bedrooms located in the converted attic. of The exterior boasts a gated yard to the side of the property, perfect for enjoying the summer months.

Located in the popular town of Great Yarmouth, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Great Yarmouth train station (0.5 miles), a variety of local bus routes and quick access to the A143.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Adams Cottage, Eden Place, Northgate Street, Great Yarmouth, Norfolk
 Approximate Gross Internal Area
 180 Sq M/1938 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 39 | 45 |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | 50 |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



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