



**Melrose Terrace
Great Yarmouth
Norfolk
NR30**

Offers in Excess of £115,000

bettermove

Melrose Terrace

Great Yarmouth

Bettermove are proud to present this 2 bedroom end of terrace house in Great Yarmouth.

The property benefits from double glazing, and oil heating throughout, with on street parking available nearby.

The council tax band is A.

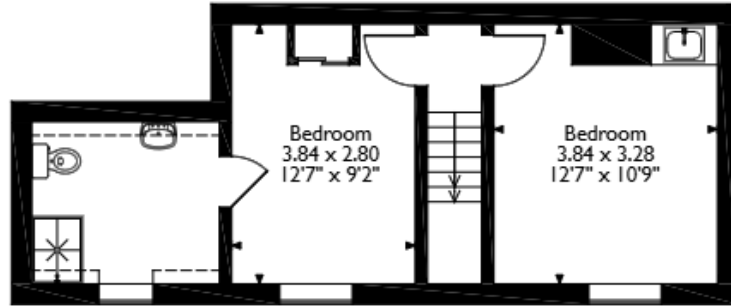
The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen, WC and shower room on the ground floor. The first floor consists of two double bedrooms, with one en-suite shower room.

Located in the popular coastal town of Great Yarmouth, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from Great Yarmouth Train Station, a variety of local bus routes, and quick access to the A47.

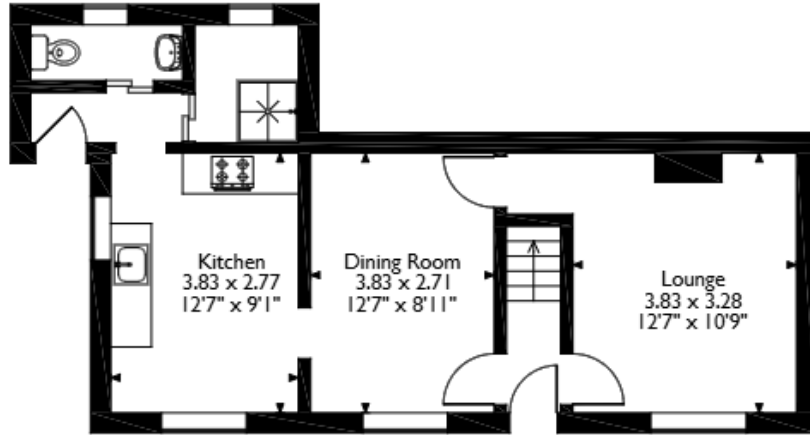
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Melrose Terrace, Great Yarmouth, Norfolk
 Approximate Gross Internal Area
 81 Sq M/872 Sq Ft



First Floor



Ground Floor

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		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	9	
<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		50
(21-38) F		
(1-20) G	23	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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