

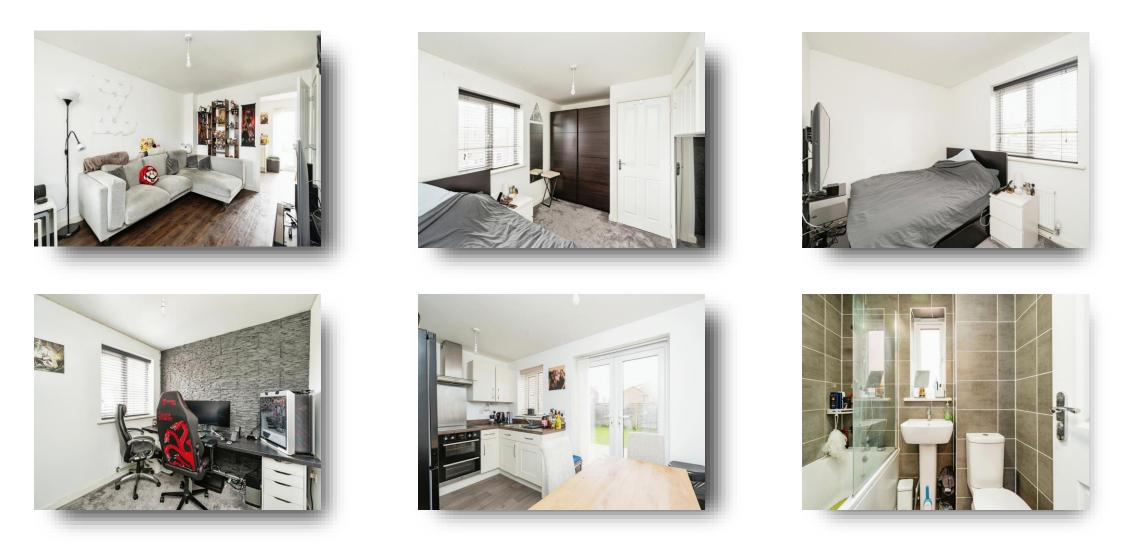
Brick Kiln Close, Martham Great Yarmouth NR29 4FN



welcome to

Brick Kiln Close, Martham Great Yarmouth

IDEAL FOR FIRST TIME BUYERS This well-presented two double bedroom semi-detached house with two off road parking spaces is situated on the Persimmon Homes development in Martham, overlooking the green.



Entrance Hall

Double glazed door to front aspect, radiator, stairs to First Floor and laminate flooring

Living Room

15' 1" Max x 9' 3" Max (4.60m Max x 2.82m Max) There is a double-glazed window to front aspect, television, and telephone points, under stairs cupboard, radiator and laminate flooring.

Kitchen

12' 8" Max x 8' 1" Max (3.86m Max x 2.46m Max) There is a fitted kitchen with range of wall and base units with work surfaces over, electric oven, hob with cooker hood above, plumbing for washing machine, double glazed window and French doors to rear, radiator, space for a dining table and vinyl flooring.

Cloakroom

WC, wash hand basin, double glazed window to front aspect and vinyl flooring.

First Floor Landing

Loft access and carpeted flooring

Bedroom One

10' 4" Min x 8' 2" Min (3.15m Min x 2.49m Min) Double glazed window, cupboard, radiator, and carpeted flooring. Measurements have been taken up to the wardrobes.

Bedroom Two

12' 7" Max x 8' 6" Max (3.84m Max x 2.59m Max) Double glazed window, radiator and carpeted flooring

Bathroom

Suite comprising bath with mixer taps with shower over, WC, wash hand basin, towel rail, extractor fan, tiled walls, double glazed window to side aspect and vinyl flooring.

Exterior

At the front of the property there is a driveway and at the rear of the property is an enclosed garden mainly laid to lawn with false grass and decking with a gate to access the front.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/NWS107935



welcome to

Brick Kiln Close, Martham Great Yarmouth

- Ideal for first time buyers
- Two double bedroom semi-detached house
- Popular village location
- Built in 2020 by Persimmon Homes
- UPVC Double glazing

Tenure: Freehold EPC Rating: C

offers in excess of

£185,000



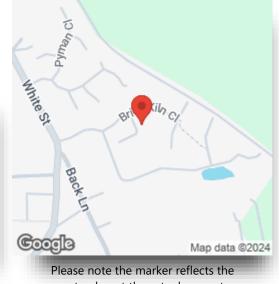


view this property online williamhbrown.co.uk/Property/NWS107935



Property Ref: NWS107935 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



postcode not the actual property

william h brown



01692 581034

stalham@williamhbrown.co.uk

52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS



williamhbrown.co.uk