

FREEHOLD



House - Detached

# 28 HOGARTH CLOSE, BRADWELL, GREAT YARMOUTH, NR31 9QZ

Offers In Excess Of

## £290,000

### FEATURES

- Four Bedrooms
- Garage and Driveway
- Freshly Painted White Throughout
- New Kitchen Units
- Detached
- Family Bathroom, WC Cloakroom
- New Carpets
- Local Amenities



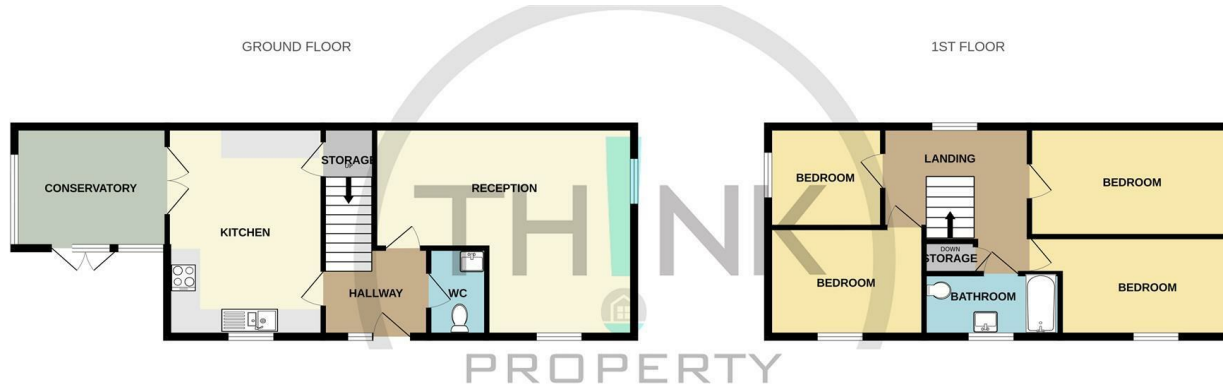
# 4 Bedroom House - Detached located in Great Yarmouth

\*\*\* NO CHAIN \*\*\* Introducing this four-bedroom detached house located in the highly sought after area of Bradwell, this location offers many local amenities including shops, supermarkets and schools. The property itself offers four sizable bedrooms, upstairs family bathroom along with a WC cloakroom downstairs, kitchen with conservatory attached, spacious living room with dual aspect windows, enclosed rear garden with patio and a garage with off road parking.

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Council Tax Band  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

