



Lichfield Road, Great Yarmouth NR31 0AB

welcome to

Lichfield Road, Great Yarmouth

****NEW TO MARKET**** William H Brown are pleased to present this 3 bedroom end terraced property in Southtown



Lounge

13' 10" x 14' 8" (4.22m x 4.47m)

Window to side aspect, window to front aspect,
laminated flooring, radiator

Dining Room

11' 4" x 13' 11" (3.45m x 4.24m)

Laminated flooring, window to front aspect, radiator

Kitchen

17' 5" x 9' 1" (5.31m x 2.77m)

Tiled flooring, sink, gas oven and hob, window to
front aspect, radiator, french doors leading to garden

Bedroom One

9' x 11' 5" (2.74m x 3.48m)

window to front aspect, floor boards, radiator, walk
in wardrobe.

Bedroom Two

6' 9" x 11' 10" (2.06m x 3.61m)

Window to front aspect, carpet, radiator

Bedroom Three

6' 10" x 8' 4" (2.08m x 2.54m)

Carpet, radiator, window to side aspect

Bathroom

Window to front aspect, sink, toilet, bath, shower,
tiled wall, tiled flooring, heated towel rail



view this property online williamhbrown.co.uk/Property/GTY108067



welcome to

Lichfield Road, Great Yarmouth

- Three Bedrooms
- End Terraced
- Garden
- Close To Local Amenities
-

Tenure: Freehold EPC Rating: E

offers in excess of

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY108067



Property Ref:
GTY108067 - 0004

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.



william h brown



01493 331144



greatyarmouth@williamhbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



williamhbrown.co.uk