



Beach Road,Scraby Great Yarmouth NR29 3NW

welcome to

Beach Road, Scratby Great Yarmouth

****CHAIN FREE**** William H Brown are pleased to offer this 3 bedroom detached bungalow in the sought after village of scratby.



Lounge

11' 5" x 18' 7" (3.48m x 5.66m)

Window to front aspect, Window to side aspect,
Carpet, TV point, Radiator, feature electric fire place

Reception Room

16' 3" x 10' 8" (4.95m x 3.25m)

Carpet, bay window to rear aspect, radiator

Kitchen

10' 1" x 12' 2" (3.07m x 3.71m)

Window to side aspect. A range of wall and base
units & complementary roll top work surfaces over,
plumbing for washing machine, vinyl flooring, tiled
walls, gas oven and hob, stainless steel 1.5 sink and
drainer with mixer taps

Bedroom One

11' 8" x 12' 2" (3.56m x 3.71m)

Carpet, radiator, window to rear aspect, tv point

Bedroom Two

11' 4" x 17' 5" (3.45m x 5.31m)

Carpet, Window to rear aspect, Radiator, Tv point

Bedroom Three

12' 7" x 11' 1" (3.84m x 3.38m)

Velux window, carpet

Conservatory

10' 9" x 8' 10" (3.28m x 2.69m)

Tiled flooring, Window to side aspect, window to
front aspect, door leading to garden



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welcome to

Beach Road, Scratby Great Yarmouth

- Village location
- Off road parking
- 3 bedrooms
- Driveway
- Rear garden

Tenure: Freehold EPC Rating: G

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY107717 - 0013

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.



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