









# welcome to

# **Howletts Cottages Thrigby Road, Filby Great Yarmouth**

\*\*NEW TO MARKET\*\* William H Brown are pleased to present this charming two bedroom cottage nestled down a private lane in the sought after location of Filby. The cottage features a spacious lounge, well equipped kitchen, bathroom, two inviting bedrooms and boasts a front and rear garden.













## Lounge

16' 3" x 14' 3" ( 4.95m x 4.34m ) Double glazed window to front aspect, carpet, radiator

# **Kitchen**

12' 11" x 16' 5" ( 3.94m x 5.00m )

Double glazed window to rear aspect, built in fridge, wine cooler, electric hob and oven, lino flooring, radiator, part tiled wall, space for washing machine, dishwasher, tumble dryer, oil boiler

#### **Bedroom One**

12' 2" x 8' 6" (  $3.71m \times 2.59m$  ) Double glazed window to front aspect, carpet, radiator

# **Bedroom Two**

11'  $\times$  11' 2" (  $3.35m \times 3.40m$  ) Double glazed window to rear aspect, carpet, radiator

#### **Bathroom**

Bath, electric shower, part tiled wall, sink, toilet, radiator, lino flooring

#### **Rear Garden**

Private enclosed garden, stoned patio area

# **Front Garden**

Walk way to the front door, laid lawn





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# **Howletts Cottages Thrigby Road, Filby Great Yarmouth**

- Cottage
- Private location
- Two bedrooms
- Front and rear garden
- Sought after location

Tenure: Freehold EPC Rating: D

offers in excess of

£195,000

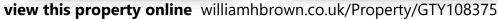






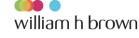


Please note the marker reflects the postcode not the actual property





Property Ref: GTY108375 - 0010 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.





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