

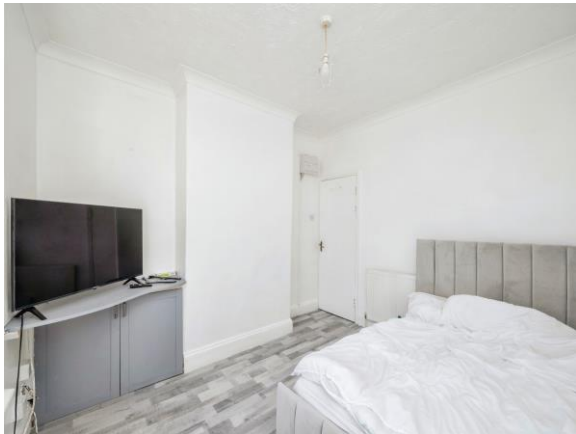


**Flat 2 Crittens Road, Great Yarmouth NR31 0AG**

**welcome to**

**Flat 2 Crittens Road, Great Yarmouth**

**\*\*CHAIN FREE\*\*** Perfectly positioned benefitting from view of River Yare, perfect for investor or first time buyers.



**Entrance Hall**

Tiled flooring, door leading to private access to flat, ceiling light.

**Lounge**

16' x 10' 2" ( 4.88m x 3.10m )

Laminate flooring, fireplace, radiator, ceiling light, double glazed window to rear aspect.

**Kitchen**

11' x 5' 7" ( 3.35m x 1.70m )

Laminate flooring, base and wall units, stainless steel sink, space for undercounter fridge, space for undercounter freezer, space for washing machine, freestanding oven, ceiling light, double glazed window to front aspect.

**Bedroom One**

10' 1" x 11' ( 3.07m x 3.35m )

Laminate flooring, radiator, ceiling light, double glazed window to front aspect.

**Bathroom**

Lino flooring, WC, wash hand basin, bath with plug in shower, radiator, ceiling light, double glazed window to side aspect.

**Bedroom Two**

13' 1" x 10' 2" ( 3.99m x 3.10m )

Carpet, windows, spotlights.



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welcome to

## Flat 2 Crittens Road, Great Yarmouth

- River Yare Views
- Recently Renovated
- Two Bedrooms
- First Floor Flat
- Perfect First Time Buy Or Investment Property

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GTY108308 - 0003

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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