









# welcome to

# **Synimor Fakes Road, Hemsby GREAT YARMOUTH**

\*\*WALKING DISTANCE TO BEACH\*\* Two bedroom detached bungalow, with ample off street parking and private parking.













## Accommodation Ground Floor - Bungalow Lounge/ Kitchen/ Diner

26' 9" x 24' 1" ( 8.15m x 7.34m )

Lounge/Diner aspect: Doors leading out to Rear Garden, Ceiling light, Radiator, Carpet flooring. Kitchen aspect: Partially tiled walls, Fitted Kitchen wall and base units with work surfaces, Stainless steel sink, Two ceiling lights, Space for Range Cooker, Electric Hood, Lino flooring.

#### **Lean To**

13' 11"  $\times$  7' 1" ( 4.24m  $\times$  2.16m ) Space for Fridge Freezer, Space for Washing machine, Concrete flooring.

### **Bedroom 1**

12' 9"  $\times$  9' 3" (  $3.89m \times 2.82m$  ) Double glazed window to Front aspect, Ceiling Light, Radiator, Carpet flooring.

#### **Bedroom 2**

9' 5" x 9' 4" ( 2.87m x 2.84m ) Double glazed window to Rear aspect, Ceiling Light, Radiator, Carpet flooring.

#### **Bathroom**

Double glazed window to Rear aspect, Ceiling light, Toilet, Wash hand basin, Bath with overhead shower, Extractor fan, Heated towel radiator, Lino flooring.

#### Outside





## welcome to

# Synimor Fakes Road, Hemsby GREAT **YARMOUTH**

- Two Bedroom DETACHED Bungalow
- Open Plan Lounge/Diner/Kitchen
- Handy Lean To Utilised
- Coastal Village Location

Tenure: Freehold EPC Rating: C

£220,000









view this property online williamhbrown.co.uk/Property/GTY106966



Property Ref: GTY106966 - 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 quidance 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.



01493 331144



greatyarmouth@williamhbrown.co.uk



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



williamhbrown.co.uk

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.