



Wolseley Road, Great Yarmouth NR31 0EL

welcome to

Wolseley Road, Great Yarmouth

****GUIDE PRICE £120,000 TO £140,000**** 3 bedroom terrace house in Great Yarmouth, located in the desirable location of Southtown. The location is ideal, situated close to local amenities, schools and transport links. Please call 01493 331144 to arrange your viewing today!



Lounge

11' 1" x 10' 8" (3.38m x 3.25m)

Window to front aspect, radiator, laminate flooring,
log burner

Dining Room

11' 1" x 11' 8" (3.38m x 3.56m)

Window to side aspect, radiator, carpet

Kitchen

6' 5" x 10' 4" (1.96m x 3.15m)

Tiled flooring, window to side aspect, door to side
aspect, tiled wall, gas oven and hob, sink, range of
wall and base units

Bathroom

Window to rear aspect, bath, toilet, sink, laminate
flooring

Bedroom One

11' 5" x 11' 8" (3.48m x 3.56m)

Carpet, window to rear aspect, radiator

Bedroom Two

11' 1" x 10' 8" (3.38m x 3.25m)

Window to front aspect, radiator, carpet

Bedroom Three

6' 5" x 9' 8" (1.96m x 2.95m)

Window to rear aspect, carpet, radiator

Rear Garden

Decking area to front, stone area, shed



view this property online williamhbrown.co.uk/Property/GTY108516



welcome to

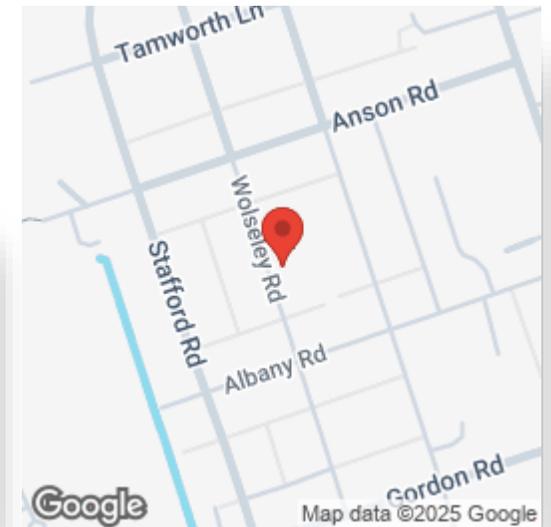
Wolseley Road, Great Yarmouth

- Mid Terraced House
- Three Bedrooms
- Rear Garden
- Close To Local Amenities
- Downstairs Bathroom

Tenure: Freehold EPC Rating: D

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY108516 - 0017

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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