









welcome to

Nightingale Close, Scratby Great Yarmouth

A Well presented detached bungalow, situated within the popular village location of Scratby.













Lounge

19' 2" x 11' 8" (5.84m x 3.56m)
Bay window to front aspect, electric fire place, carpet, radiator

Kitchen

9' 5" x 8' 5" ($2.87m \times 2.57m$) Window to rear aspect, vinyl flooring, gas oven and hob, door to side aspect, part tiled wall, radiator

Bedroom One

 $10' 4" \times 11' 8" (3.15m \times 3.56m)$ Window to front aspect, carpet, radiator

Bedroom Two

8' 8" x 9' 5" ($2.64m \times 2.87m$) Window to rear aspect, carpet, radiator

Bedroom Three

7' 8" x 9' 5" (2.34m x 2.87m) Window to rear aspect, carpet, radiator

Bathroom

Window to side aspect, vinyl flooring, radiator, part tiled wall, bath, sink, toilet

Rear Garden

Laid lawn, patio area, summer house





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Nightingale Close, Scratby Great Yarmouth

- Detached Bungalow
- Driveway
- Rear Garden
- Garage
- Sought after location

Tenure: Freehold EPC Rating: E

offers in excess of

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY108649



Property Ref: GTY108649 - 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 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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