



Lancaster Square, Great Yarmouth NR30 2JZ

welcome to

Lancaster Square, Great Yarmouth

****GREAT INVESTMENT**** William H Brown are pleased to present this three bedroom three story terraced house in central Great Yarmouth.



Lounge

9' 1" x 11' 4" (2.77m x 3.45m)

Window to front aspect, carpet, radiator

Dining Room

10' 4" x 8' 5" (3.15m x 2.57m)

Window to rear aspect, carpet, radiator

Kitchen

10' 3" x 10' 7" (3.12m x 3.23m)

Window to rear aspect, window to side aspect,
painted concrete floor, radiator, sink, electric oven
and hob

Bedroom One

16' 7" x 14' 7" (5.05m x 4.45m)

Window to front aspect, radiator, carpet

Bedroom Two

10' 1" x 9' 1" (3.07m x 2.77m)

Window to front aspect, radiator, carpet

Bedroom Three

10' 1" x 8' 5" (3.07m x 2.57m)

Window to rear aspect, carpet, radiator

Shower Room

Window to front aspect, vinyl flooring, sink, shower,
toilet



view this property online williamhbrown.co.uk/Property/GTY108831



welcome to

Lancaster Square, Great Yarmouth

- Three Bedrooms
- Three Story Property
- Walking Distance To Beach
- Close To All Local Amenities
- Tenants In Situ

Tenure: Freehold EPC Rating: D

£90,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY108831



Property Ref:
GTY108831 - 0002

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.



william h brown



01493 331144



greatyarmouth@williamhbrown.co.uk



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



williamhbrown.co.uk