

Victoria Street, Great Yarmouth NR30 4JE



welcome to

Victoria Street, Great Yarmouth

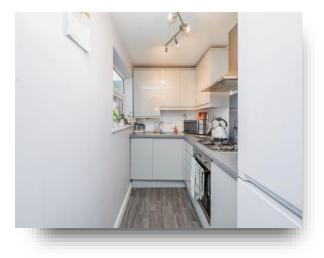
CHAIN FREE A 2 bedroom mid-terraced house. Located within the sought after coastal town of Great Yarmouth, with amenities easily accessible.













Outside Front

Concrete area with low level brick wall leading to front door.

Lounge

11' 2" x 11' 1" (3.40m x 3.38m) Carpet, radiator, ceiling light, window to front aspect.

Dining Room

 8^{\prime} 9" x 9' 2" (2.67m x 2.79m) Carpet, radiator, ceiling light, double doors to rear aspect.

Kitchen

8' 11" x 5' 6" (2.72m x 1.68m) Laminate flooring, base and wall units, stainless steel sink, built in single oven with hob and electric overhead extractor, space for fridge freezer, partially tiled walls, celing light, window to side aspect.

Landing Bedroom One

10' 8" x 10' 3" (3.25m x 3.12m) Carpet, radiator, ceiling light, window to front aspect.

Bedroom Two 11' 11" x 5' 9" (3.63m x 1.75m) Carpet, radiator, ceiling light, window to side aspect.

Bathroom

Vinyl flooring, WC, wash hand basin, bath, shower cubicle, heated towel rail, partially tiled walls, ceiling light, window to rear aspect.

Rear Garden Low maintenance concrete courtyard with rear gate access.





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- Two Bedrooms
- Mid Terrace House
- Upstairs Family Bathroom
- Low Maintenance Garden
- Desirable Area Of Great Yarmouth

Tenure: Freehold EPC Rating: C

offers in excess of

£135,000





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Property Ref: GTY108828 - 0006 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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Please note the marker reflects the postcode not the actual property