



St. Georges Road, Great Yarmouth NR30 2JT

welcome to

St. Georges Road, Great Yarmouth

****GUIDE PRICE £130,000 TO £140,000**** William H Brown are pleased to present this four bedroom mid terraced house in the centre of Great Yarmouth. The property is a short walk from Great Yarmouth town centre and Great Yarmouth seafront, it is also close to all local amenities, bus routes and schools.



Front Garden

Low level brick wall, concrete walkway leading to front door.

Entrance Hall

Laminate flooring, radiator, ceiling light.

Lounge

14' 4" Into Bay x 12' 11" (4.37m Into Bay x 3.94m)

Laminate flooring, radiator, ceiling light, window to front aspect.

Dining Room

12' 9" x 9' 10" Max (3.89m x 3.00m Max)

Laminate flooring, radiator, ceiling light, window to rear aspect.

Kitchen

18' 2" x 8' 10" (5.54m x 2.69m)

Tiled flooring, base and wall units, plumbing for washing machine, space for tumble dryer, space for oven, gas hob with electric hood, space for american fridge freezer, 2 x ceiling lights, window to side aspect, door leading to rear garden.

First Floor

Bedroom One

13' 10" Into Bay x 11' 6" (4.22m Into Bay x 3.51m)

Carpet, radiator, ceiling light, bay window to front aspect.

Bedroom Two

11' 3" x 9' 10" (3.43m x 3.00m)

Carpet, radiator, ceiling light, window to rear aspect.

Bedroom Three

Carpet, radiator, ceiling light, window to front aspect.

Bathroom

Lino floor, WC, wash hand basin, bath with electric overhead shower, tiled walls, ceiling light, extractor, window to rear aspect.

Second Floor

Bedroom Four

11' 8" x 15' 3" (3.56m x 4.65m)

Laminate flooring, ceiling light, window to front aspect, door to ensuite.

Ensuite

Rear Garden

Low maintenance courtyard.



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welcome to

St. Georges Road, Great Yarmouth

- Mid Terrace House
- Four Bedrooms
- Family Bathroom And Ensuite
- Walking Distance To Beach
- Walking Distance To Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY108864 - 0021

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