





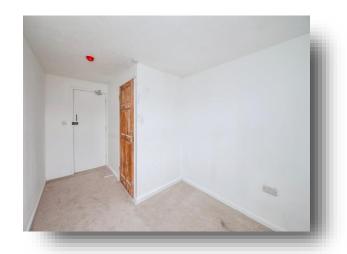


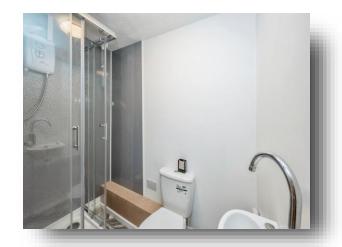


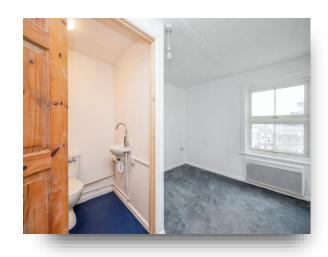
welcome to

Nelson Road Central, Great Yarmouth

PERFECT INVESTMENT OPPORTUNITY Six bedroom top floor flat located in the centre of Great Yarmouth, within walking distance to all local amenities.













Entrance

Carpet, 2 x ceiling lights.

Bedroom One

Irregular Shaped Room 13' 5" \times 13' 6" ($4.09m \times 4.11m$) Carpet, radiator, ceiling light, double glazed window to front aspect, 2 \times double glazed window to side aspect, door to ensuite.

Ensuite

Resin flooring, WC, wash hand basin, shower cubicle, ceiling light.

Bedroom Two

13' 9" x 8' 8" (4.19m x 2.64m)

Carpet, radiator, ceiling light, double glazed window to front aspect, door to ensuite.

Ensuite

Resin flooring, WC, wash hand basin, shower cubicle, ceiling light.

Bedroom Three

13' 8" x 8' 2" (4.17m x 2.49m)

Carpet, radiator, ceiling light, double glazed window to front aspect, door to ensuite.

Ensuite

Lino flooring, WC, wash hand basin, shower cubicle, ceiling light, extractor.

Bedroom Four

9' 4" x 12' 5" (2.84m x 3.78m)

Carpet, radiator, ceiling light, double glazed window to side aspect.

Bedroom Five

10' 2" x 11' 10" (3.10m x 3.61m)

Carpet, radiator, ceiling light, double glazed window to side aspect.

Bedroom Six

8' 6" x 9' 2" (2.59m x 2.79m)

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

Kitchen/Diner

12' 4" x 10' 7" (3.76m x 3.23m) Lino flooring base and wall units stai

Lino flooring, base and wall units, stainless steel sink, space for oven, electric hood, space for fridge freezer, space for washing machine, ceiling light, double glazed window to rear aspect.

Showerroom

Resin flooring, WC, wash hand basin, shower cubicle, ceiling light, extractor.





welcome to

Nelson Road Central, Great Yarmouth

- Six Bedroom Top Floor Flat
- Perfect Investment
- Walking Distance To The Town
- Walking Distance To The Beach
- Communcal Showerroom & Kitchen

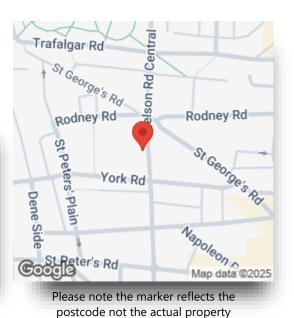
Tenure: Freehold EPC Rating: C

£240,000









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Property Ref: GTY108949 - 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.





01493 331144



greatyarmouth@williamhbrown.co.uk



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



williamhbrown.co.uk

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.