

# Nelson Road Central, Great Yarmouth NR30 2JY



## welcome to

## Nelson Road Central, Great Yarmouth

\*\*HMO LICENCE\*\* Six bedroom first floor flat located in the centre of Great Yarmouth, within walking distance to all local amenities.













#### Entrance

Carpet, radiator, 2 x ceiling lights.

#### **Bedroom One**

Irregular Shaped Room 13' 4" x 9' 1" ( $4.06m \times 2.77m$ ) Lino flooring, radiator, ceiling light, 2 x double glazed windows to front aspect.

#### **Bedroom Two**

10' 7" x 12' 4" (3.23m x 3.76m) Lino flooring, radiator, ceiling light, double glazed window to side aspect.

#### **Bedroom Three**

10' 8" x 9' 5" ( 3.25m x 2.87m ) Lino flooring, radiator, ceiling light, double glazed window to front aspect.

#### **Bedroom Four**

10' 5" x 8' 4" ( $3.17m\ x\ 2.54m$ ) Lino flooring, radiator, ceiling light, double glazed window to side aspect.

#### **Bedroom Five**

10' 6" x 7' 8" (  $3.20m\ x\ 2.34m$  ) Carpet, radiator, ceiling light, double glazed window to front aspect.

#### **Bedroom Six**

10' 5" x 7' 2" ( $3.17m\ x\ 2.18m\ )$  Lino flooring, radiator, ceiling light, double glazed window to side aspect.

#### **Showerroom One**

Resin flooring, WC, wash hand basin, shower cubicle, 2 x ceiling lights, extractor, partially tiled walls.

#### Showerroom Two

Lino flooring, WC, wash hand basin, shower cubicle, 2 x ceiling lights, extractor, partially tiled walls.

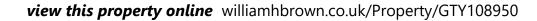
#### Kitchen/Diner

8' 9" x 11' (2.67m x 3.35m) Laminate flooring, base and wall units, stainless steel sink, space for oven, space for fridge freezer, space



#### **Outside Rear**

Rear shared courtyard space, perfect for sitting and relaxing.





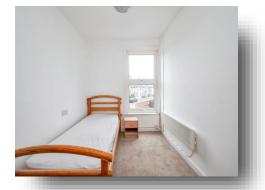
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## Nelson Road Central, Great Yarmouth

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

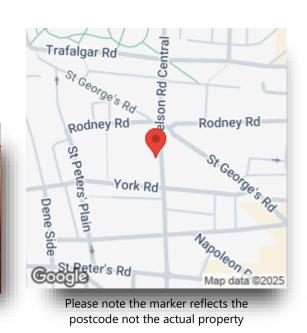
Tenure: Freehold EPC Rating: D

# £240,000





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Property Ref:

GTY108950 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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



greaty arm outh @william hbrown.co.uk



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



williamhbrown.co.uk