



Willow Bermondsey Place East, GREAT YARMOUTH NR30 2DF

welcome to

Willow Bermondsey Place East, GREAT YARMOUTH

****GUIDE PRICE £160,000 TO £170,000**** A well presented Two bedroom MID-terraced- family home. Ideally located, with amenities at easy reach.
Perfect family home or investment buy!



Front Exterior

Brickweave driveway providing off road and secure parking

Lounge

17' 6" x 11' 4" (5.33m x 3.45m)

DG window and uPVC door to front aspect, laminate flooring, radiator, 2 x ceiling lights, wall sockets, TV point, wall mounted electric fireplace, coved ceiling and carpeted stairs to first floor landing

Kitchen

11' 4" x 16' 3" (3.45m x 4.95m)

A modern, well-appointed kitchen, with DG window and uPVC door to rear aspect. A range of wall and base units with complimentary marble effect worksurfaces over, stainless steel sink and drainer with mixer tap, built in electric oven and hob, with stainless steel extractor over, plumbing for washing machine, space for free standing fridge/freezer, partially tiled walls, radiator, power points and laminate flooring,

W/C

Wash hand basin, W/C and laminate flooring

Landing

Adjacent stairs to first floor bedrooms and bathroom, carpeted flooring, ceiling light and loft access

Bedroom One

11' 3" x 11' 8" (3.43m x 3.56m)

DG window to front aspect, radiator, ceiling light, wall sockets and carpeted flooring

Family Bathroom

Panelled bath with mixer tap, wash hand basin, W/C, partially tiled walls, radiator , laminate flooring and ceiling light

Bedroom Two

9' 11" x 11' 4" (3.02m x 3.45m)

DG window to rear aspect, carpeted flooring, radiator, ceiling light and wall sockets

Rear Garden

An enclosed rear courtyard garden, with timber and brick post fencing at its boundary, for added privacy. A small lawned area, laid with astro turf and paved patio area, with outdoor seating, and a small gate provides access to the rear off the property



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welcome to

Willow Bermondsey Place East, GREAT YARMOUTH

- CHAIN FREE
- Spacious Living Room
- Downstairs WC
- Gas Central Heating & Double Glazing
- Enviaible Coastal Location

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY108889 - 0008

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.



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