

# Well Cottages Main Road, Filby Great Yarmouth NR29 3HN



### welcome to

### Well Cottages Main Road, Filby Great Yarmouth

\*\*CHAIN FREE\*\* 3 Bedroom semi-detached cottage with driveway situated in sought after village of Filby, close to all amenities & with easy access to Great Yarmouth & Norwich.













#### Lounge

12' 9" x 10' 11" ( 3.89m x 3.33m ) Laminate flooring, double glazed window to rear aspect, radiator, electric fireplace.

#### Kitchen

15' 10" x 7' 6" ( 4.83m x 2.29m ) Tiled flooring, double glazed window to front aspect, variety of wall & base units, sink with drainer, plumbing for dishwasher, built in oven, hob, cooker hood, radiator.

#### **Bedroom One**

10' 11" x 12' 10" Max ( 3.33m x 3.91m Max ) Carpet flooring, double glazed window to rear aspect, radiator.

#### **Bedroom Two**

12' 8" x 7' 7" (  $3.86m\ x\ 2.31m$  ) Carpet flooring, radiator, double glazed window to front aspect.

#### **Bedroom Three**

9' x 7' 11" ( 2.74m x 2.41m ) Carpet flooring, radiator, double glazing to front aspect.

#### Bathroom

Laminate flooring, window to front aspect, W/C, wash hand basin, bath with overhead shower, radiator.

#### **Rear Garden**

Fully enclosed garden.





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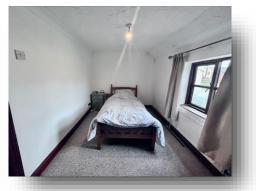
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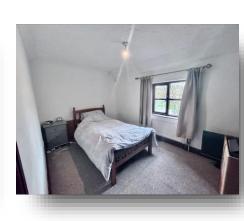
- Spacious Semi-Detached Cottage
- 3 Bedrooms
- Driveway For Two Cars
- Sought After Village Location
- Fully Enclosed Rear Garden

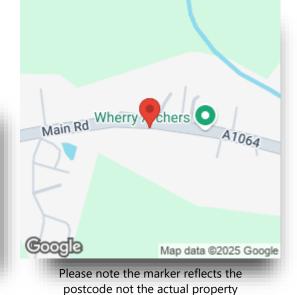
Tenure: Freehold EPC Rating: D

# £220,000









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Property Ref: GTY108989 - 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.

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