









welcome to

Churchill Road, Great Yarmouth

NEW TO MARKET Three bedroom mid terrace house, situated in the highly sought after area of Newtown. This property is being sold chain free and would be perfect for families or those looking to invest,













Lounge

12' Max x 11' 4" (3.66m Max x 3.45m) Double glazed window to front aspect, carpeted flooring, ceiling light, radiator, wall sockets and feature electric fireplace and surround

Dining Room

11' 1" Max x 11' 7" (3.38m Max x 3.53m) Double glazed window to rear aspect, carpeted flooring, ceiling light, coved ceiling, wall sockets, radiator, and feature electric fireplace and surround

Kitchen

11' 3" x 7' 5" (3.43m x 2.26m)

Double glazed window to side aspect. A range of wall and base units with marble effect worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for free standing fridge/freezer, wall mounted boiler, partially tiled walls, radiator, ceiling light, coved ceiling and vinyl flooring

Wetroom

Double glazed opaque window to rear aspect, walk in shower, with electric shower attachment, resin flooring, low level WC, washhand basin, radiator, ceiling light and fully tiled walls

First Floor Bedroom One

Double glazed window to front aspect, carpeted flooring, ceiling light, walls sockets and radiator

Bedroom Two

12' x 11' 8" (3.66m x 3.56m)

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

Bedroom Three

11' 2" x 7' 5" (3.40m x 2.26m)

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

Garden

Courtyard garden, enclosed by a brick built wall

boundary, and gated access to the rear of the property

Agents Notes





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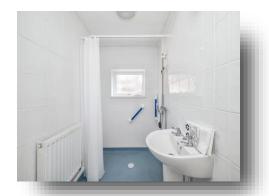
Churchill Road, Great Yarmouth

- Three-Bedroom Mid-Terraced Property
- Large Kitchen
- Perfect First Time Buy or Investment Opportunity
- **Spacious Reception Rooms**
- **Popular Coastal Location**

Tenure: Freehold EPC Rating: D

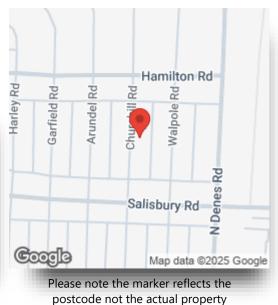
Council Tax Band: A

£125,000









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Property Ref: GTY108526 - 0028 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 quidance 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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