



Kent Square, Great Yarmouth NR30 2EX

welcome to

Kent Square, Great Yarmouth

****TENANTS IN SITU**** William H Brown are pleased to present this two bedroom mid terraced house in the sought after location of Great Yarmouth. The property has had a full renovation done throughout to a high standard. Please call 01493 331144 to arrange your viewing today.



Lounge

13' 4" x 11' 4" (4.06m x 3.45m)

Window to front aspect, laminate flooring, radiator

Dining Room

7' 8" x 10' 8" (2.34m x 3.25m)

Kitchen

4' 5" x 10' 8" (1.35m x 3.25m)

Window to rear aspect, door to rear aspect, electric oven and hob, part tiled wall, range of wall and base units

Bedroom One

8' 2" x 13' 4" (2.49m x 4.06m)

Window to rear aspect, carpet, radiator

Bedroom Two

10' 4" x 7' 8" (3.15m x 2.34m)

Window to rear aspect, radiator, carpet

Bathroom

Tiled flooring, radiator, bath, sink, toilet, tiled wall



view this property online williamhbrown.co.uk/Property/GTY108022



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Kent Square, Great Yarmouth

- Currently Achieving 8.4% Yield
- Tenants In Situ
- Recently Renovated
- Walking Distance To Beach
- Close To Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY108022 - 0007

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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