









welcome to

King Street, Winterton-On-Sea Great Yarmouth

NEW TO MARKET This charming one-bedroom cottage in Winterton-on-Sea features a modern kitchen, a downstairs bathroom with a bath, and a spacious living room with an electric fire. The first-floor bedroom offers privacy, while the rear garden with a patio provides a peaceful outdoor retreat.













Lounge

13' 5" x 11' 9" (4.09m x 3.58m) Double glazing window to front aspect, electric fireplace, laminate flooring.

Kitchen

14' 10" x 5' 10" (4.52m x 1.78m) Two double glazed window to rear aspect, wall and base units, extractor fan, radiator, vinyl flooring.

Bathroom

Double glazing window to side aspect, W/C, bath/shower, vinyl flooring.

Bedroom One

13' 6" x 14' 8" (4.11m x 4.47m) Double gazing window to front aspect, radiator. loft hatch, wooden flooring.

Rear Garden

Rear garden with patio area.





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King Street, Winterton-On-Sea Great **Yarmouth**

- Charming One Bedroom Cottage
- **Downstairs Bathroom**
- Sold Fully Furnished
- Spacious Lounge With Electric Fireplace
- Rear Garden With Patio Area

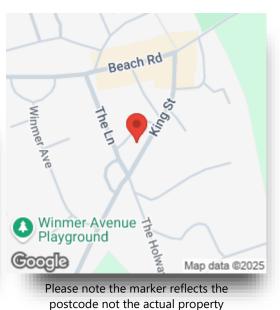
Tenure: Freehold EPC Rating: D

£280,000





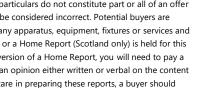




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Property Ref: GTY109081 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for 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.



01493 331144



william h brown

greatyarmouth@williamhbrown.co.uk



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



williamhbrown.co.uk

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.