



Waveney Road, Great Yarmouth NR31 0LB

welcome to

Waveney Road, Great Yarmouth

****OPEN HOUSE 17TH MAY PLEASE CALL TO ARRANGE YOUR APPOINTMENT**** Two bedroom mid terraced house, close to local amenities. In the desirable area of Southtown which is close to new transport links and the seaside town of Gorleston.



Lounge

11' 4" x 10' 2" (3.45m x 3.10m)

Wooden laminate flooring, radiator, ceiling light, window to front aspect.

Dining Room

11' 5" x 8' 8" (3.48m x 2.64m)

Laminate flooring, radiator, ceiling light, window to rear aspect.

Kitchen

14' 6" x 6' 10" (4.42m x 2.08m)

Tiled flooring, base and wall units, built in single oven, electric hob, stainless steel sink, space for washing machine, space for fridge freezer, ceiling light.

Cloackroom

WC, wash hand basin, radiator, ceiling light.

Bedroom One

11' 5" x 10' 5" (3.48m x 3.17m)

Carpet, ceiling light, window to front aspect.

Bedroom Two

11' 6" x 8' 11" (3.51m x 2.72m)

Carpet, radiator, ceiling light, window to rear aspect.

Bathroom

Tiled flooring, WC, wash hand basin, radiator, p shaped bath with electric overhead shower, partial tiled walls, window to rear aspect, ceiling light.

Rear Garden

Concrete area, patio area for seating, laid to lawn with space for a shed.



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Waveney Road, Great Yarmouth

- OPEN HOUSE
- Two Bedrooms
- Close To Local Amenities
- Desirable Location
- Downstairs WC & Upstairs Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY108927 - 0010

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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