



**Kent Square, Great Yarmouth NR30 2EX**



**welcome to**

## **Kent Square, Great Yarmouth**

**\*\*GREAT POTENTIAL\*\*** Five bedroom end terraced house, located in the centre of Great Yarmouth.



### **Lounge**

16' 1" Max x 15' Max ( 4.90m Max x 4.57m Max )  
Laminate flooring, double glazed window to front aspect, radiator.

### **Kitchen**

11' x 11' 7" ( 3.35m x 3.53m )  
Double glazed window to rear aspect, variety of wall and base units, sink with drainer, laminate flooring, radiator, plumbing for dishwasher.

### **Utility Room**

Double glazed window to rear aspect, tiled flooring.

### **First Floor**

#### **W/C**

W/C. radiator, vinyl flooring, double glazed window to rear aspect.

### **Bedroom One**

10' 2" x 15' 8" Max ( 3.10m x 4.78m Max )  
Double glazed bay window to front aspect, carpet, radiator.

### **Bedroom Two**

10' 5" Max x 10' 6" ( 3.17m Max x 3.20m )  
Double glazed window to rear aspect, carpet, radiator.

### **Bathroom**

Vinyl flooring, bath with overhead shower, radiator, double glazed window to front aspect.

### **Second Floor**

#### **Shower Room**

Vinyl flooring, radiator, W/C, double glazed window to rear aspect, shower cubicle.

### **Bedroom Three**

10' 4" Max x 16' 6" ( 3.15m Max x 5.03m )  
Double glazed window to rear aspect, radiator, carpet.

### **Bedroom Four**

12' 9" x 6' 4" ( 3.89m x 1.93m )

Double glazed window to front aspect, carpet, radiator.

### **Bedroom Five**

12' 9" x 8' 9" Max ( 3.89m x 2.67m Max )  
Carpet, double glazed window to front aspect, radiator.

### **Courtyard**

Fully enclosed courtyard.



***view this property online*** [williamhbrown.co.uk/Property/GTY109108](http://williamhbrown.co.uk/Property/GTY109108)



**welcome to**

## **Kent Square, Great Yarmouth**

- Five Bedrooms
- Three Floors
- Shower Room & Bathroom
- Centre of Great Yarmouth
- Perfect For Families/Investment

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£180,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GTY109108](http://williamhbrown.co.uk/Property/GTY109108)



Property Ref:  
GTY109108 - 0003

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.



**william h brown**



**01493 331144**



[greatyarmouth@williamhbrown.co.uk](mailto:greatyarmouth@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**