



Links Close,Caister-On-Sea Great Yarmouth NR30 5DD

welcome to

Links Close, Caister-On-Sea Great Yarmouth

****VIEWING ADVISED**** William H Brown are pleased to present this two bedroom semi-detached bungalow in the sought after village of Caister-On-Sea. The bungalow is a short walk away from Caister beach and is close to all local amenities and bus routes!



Entrance Porch

Laminate flooring, radiator, double glazed window to front aspect.

Lounge

11' 8" max x 13' 9" (3.56m max x 4.19m)

Double glazed window to rear aspect, carpet, radiator, electric fireplace.

Kitchen

20' 7" x 6' 7" (6.27m x 2.01m)

Double glazed window to side aspect, laminate flooring, variety of wall and base units, built in oven & hob, cooker hood, plumbing for washing machine, sink with drainer, double glazed patio doors to rear aspect, radiator, door leading to office.

Bathroom

Double glazed window to side aspect, vinyl flooring, radiator, W/C, wash hand basin, bath with over head shower.

Bedroom One

9' 11" x 12' 2" (3.02m x 3.71m)

Double glazed window to front aspect, carpet, radiator.

Bedroom Two

9' 11" x 10' 1" (3.02m x 3.07m)

Double glazed window to front aspect, carpet, radiator.

Rear Garden

Fully enclosed private garden, with a variety of shrubbery, patio seating area.

Agents Notes

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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Links Close, Caister-On-Sea Great Yarmouth

- Semi-Detached Bungalow
- Two Bedrooms
- Driveway
- Walking Distance To Beach
- Sought After Location

Tenure: Freehold EPC Rating: Awaited

offers over

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109020 - 0004

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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