



Tottenham Street, Great Yarmouth NR30 1EP

welcome to

Tottenham Street, Great Yarmouth

****GREAT FIRST TIME BUY OR INVESTMENT**** Three bedroom mid terraced house benefitting from off street parking, within walking distance to local amenities.



Lounge/Dining Room

10' 1" Max x 10' 1" (3.07m Max x 3.07m)

An Open plan living and dining room, comprising of double glazed window to front aspect, wood effect laminate flooring, 2 x radiators, 2 x ceiling lights, wall sockets, TV point, coved ceiling, feature inset fireplace with free standing electric burning stove and door to stairs to first floor landing

Kitchen

11' 7" x 9' 3" Max (3.53m x 2.82m Max)

A modern and well-appointed kitchen, with Velux double glazed window. A range of wall and base units with complimentary wood effect worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, built in electric oven and hob, with stainless steel extractor fan over, wall mounted vertical radiator, plumbing for washing machine, space for free standing fridge/freezer, wood laminate flooring, power points, inset ceiling spotlights, 2 x ceiling lights and partially tiled walls

Shower Room

A modern 3-piece suite, with opaque double glazed window to side aspect, W/C, glass bowl wash hand basin with vanity unit under, corner shower cubicle with thermostatic rainfall shower attachment and glass sliding door surround, wood laminate flooring, inset ceiling lights and extractor fan

First Floor

Bedroom One

10' 8" x 10' 3" Max (3.25m x 3.12m Max)

Double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets, radiator

Bedroom Two

9' 3" x 4' 11" (2.82m x 1.50m)

Double glazed window to side aspect, radiator, wall sockets, carpeted flooring

Bedroom Three

8' 11" x 4' 11" (2.72m x 1.50m)

Double glazed window to rear aspect, carpeted flooring, radiator, ceiling light, wall sockets



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welcome to

Tottenham Street, Great Yarmouth

- Three Bedrooms
- Close To Local Amenities
- Off Street Parking
- Walking Distance To Amenities
- Ready To Move Into

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109151 - 0005

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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