



Crown Road, Great Yarmouth NR30 2JQ

welcome to

Crown Road, Great Yarmouth

****NEW TO MARKET**** Four bedroom mid terraced house that is perfect for families, within walking distance to all amenities.



Entrance Hall

A welcoming entrance hall, with uPVC entrance door to front, laminate flooring, ceiling light, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

Lounge

12' 10" x 16' 10" Max (3.91m x 5.13m Max)

Double glazed bay fronted window, laminate flooring, ceiling light, radiator, wall sockets, TV point and coved ceiling

Dining Room

11' x 12' 7" Max (3.35m x 3.84m Max)

Laminate flooring, radiator, ceiling light, wall sockets, coved ceiling, inset alcove, space for free standing fridge/freezer, and TV point,

Kitchen

16' 5" x 9' 5" (5.00m x 2.87m)

A modern and well-appointed kitchen, comprising of double glazed window to rear and side aspect. A range of wall and base units with complimentary worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, plumbing for washing machine, partialt tiled walls, laminate flooring, power points, and ceiling light

Ground Floor Bathroom

Double glazed opaque window to side aspect, panelled bath with mixer taps, wash hand basin, W/C, built in shower cubicle with electric shower attachment, radiator, partially tiled walls, ceiling light, extractor fan, and tiled flooring

First Floor

Bedroom One

11' 8" x 11' 6" Max (3.56m x 3.51m Max)

Double glazed bay front window, radiator, laminate flooring, ceiling light and wall sockets

Bedroom Two

11' 7" x 17' 5" Max (3.53m x 5.31m Max)

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

Bedroom Three

8' 3" x 6' 7" (2.51m x 2.01m)

Double glazed window to side aspect, radiator, wall sockets, ceiling light and radiator

Bedroom Four

9' 8" x 5' 11" (2.95m x 1.80m)

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

W/C

W/C, wash hand basin, laminate flooring, ceiling light



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welcome to

Crown Road, Great Yarmouth

- Mid Terraced House
- Four Bedrooms
- Perfect Family Home
- Walking Distance To Amenities
- Great Investment Achieving £1100pcm

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109060 - 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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