



Wunovem Fakes Road,Hemsby GREAT YARMOUTH NR29 4JL

welcome to

Wunovem Fakes Road, Hemsby GREAT YARMOUTH

****NEW TO MARKET**** William H Brown are pleased to present this three bedrooms bungalow in Hemsby. Please call today on 01493 331144 to arrange your viewing today.



Lounge

16' 2" x 19' 11" (4.93m x 6.07m)

Bay window to front aspect, window to side aspect, radiator, carpet

Kitchen/Dining Room

Vinyl flooring, free standing electric cooker, window to rear aspect, sink, radiator

Bedroom One

10' 4" x 11' 10" (3.15m x 3.61m)

Carpet, window to side aspect, radiator, built in wardrobes

Bedroom Two

15' 2" x 10' 11" (4.62m x 3.33m)

Carpet, window to rear aspect, radiator, built in wardrobes

Bedroom Three

14' 10" x 8' 8" (4.52m x 2.64m)

Carpet, Window to side aspect, radiator, built in wardrobes

Bathroom

Vinyl flooring, bath, part tiled wall, sink, toilet, window to side aspect

Shower Room

Vinyl flooring, radiator, window to side aspect, walk in shower, toilet, sink

Garden

Laid lawn, greenhouse, two sheds



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welcome to

Wunovem Fakes Road, Hemsby GREAT YARMOUTH

- Three Bedrooms
- Rear Garden
- Garage & Off Street Parking
- Two Bathrooms
- Detached Bungalow

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

offers over
£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109184



Property Ref:
GTY109184 - 0006

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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