



Camden Road, Great Yarmouth NR30 3AB

welcome to

Camden Road, Great Yarmouth

****TENANTS IN SITU**** Two bedroom mid terraced house, within walking distance to local amenities. The property boasts a bigger than average garden of a property of this type. Perfect for first time buyers or investors.



Outside Front

Slabbed walkway leading to front door, astro turf to the side, space for table & chairs or potted plants.

Lounge

11' 8" x 11' 5" (3.56m x 3.48m)

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

Kitchen

10' x 5' 9" (3.05m x 1.75m)

Laminate flooring, base units, built in single oven, electric hob and hood, stainless steel sink, space for washing machine, radiator, partially tiled walls, spotlights, double glazed window to rear aspect.

Showerroom

Laminate flooring, WC, wash hand basin, shower cubicle, heated towel rail, tiled walls, ceiling light.

Bedroom One

11' 7" Max x 11' 6" Max (3.53m Max x 3.51m Max)

Laminate flooring, radiator, ceiling light, double glazed window to front aspect, double glazed window to rear aspect.

Bedroom Two

9' 10" x 5' 7" (3.00m x 1.70m)

Laminate flooring, radiator, wall light, double glazed window to rear aspect.

Outside Rear

Slabbed area, astro turf, outdoor electricity, space for seating area and shed.



view this property online williamhbrown.co.uk/Property/GTY109226



welcome to

Camden Road, Great Yarmouth

- Two Bedrooms
- Mid Terraced House
- Walking Distance To Local Amenities
- Chain Free
- Front & Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GTY109226](https://www.williamhbrown.co.uk/Property/GTY109226)



Property Ref:
GTY109226 - 0048

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



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)