









welcome to

West Road, Great Yarmouth

SOLD WITH TENANTS IN SITU, ACHIEVING £800pcm This charming two-bedroom mid-terraced house, is located within the desirable town of Great Yarmouth, conveniently close to local amenities, attractions and direct train links allow direct access into the Cathedral City of Norwich.













Lounge

10' 11" x 11' 8" Max (3.33m x 3.56m Max)

Double glazed uPVC entrance door and window to front aspect, carpeted flooring, radiator, ceiling light, wall sockets, TV point,, 2 x inset alcoves and door to stairs with access to first floor landing and dining room.

Dining Room

10' 1" x 11' 7" Max (3.07m x 3.53m Max) Double glazed window to rear aspect, carpeted flooring, ceiling light, radiator, wall sockets, 2 x alcoves and door giving access to...

Kitchen

9' 10" x 6' 9" (3.00m x 2.06m)

A well appointed kitchen, comprising of double glazed window and uPVC single door to side aspect, allowing access to rear courtyard garden. A range of wall and base units and complimentary worksurfaces over, space for electric oven and hob, space for free standing fridge/freezer, 1.5 bowl stainless steel sink and drainer with mixer taps, plumbing for washing machine, wall mounted boiler, tiled flooring, partially tiled walls, power points and ceiling light

First Floor Accommadation Bedroom One

10' 11" x 11' 7" Max (3.33m x 3.53m Max) Double glazed window to front aspect, carpeted flooring, ceiling lights, wall sockets, radiator and built in storage cupboard and feature cast iron fireplace

Bedroom Two

10' 2" x 11' 7" (3.10m x 3.53m)

Double glazed window to rear aspect, carpeted flooring, wall sockets, ceiling light, radiator, and built in cupboard

Family Bathroom

Double glazed opaque window to side aspect, panelled bath with mixer taps and electric shower attachment over, wash hand basin, low level W/C, vinyl flooring, extractor fan, radiator, and built in storage cupboard.





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West Road, Great Yarmouth

- Great Investment Opportunity
- Tenants in Situ
- 2 Bedrooms
- Town Location
- 2 Reception Rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£120,000







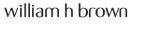


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Property Ref: GTY109231 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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