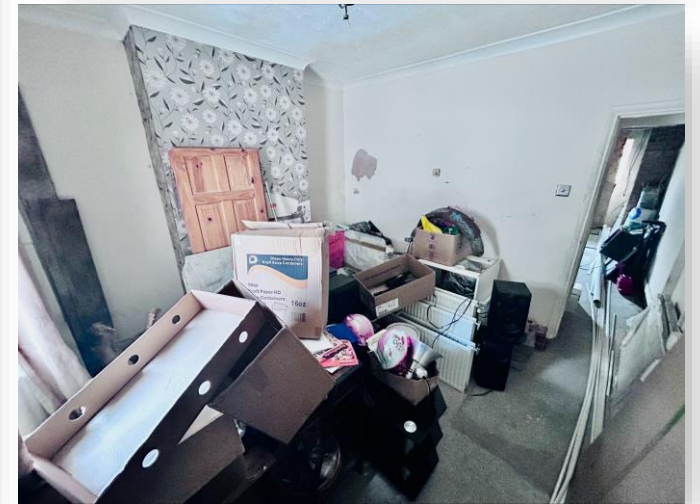




Waveney Road, Great Yarmouth NR31 0LB

welcome to

Waveney Road, Great Yarmouth

****IDEAL INVESTMENT OPPORTUNITY****William H Brown are pleased to offer this two bedroom mid terraced house in Southtown. The property is in need of a renovation throughout. Please call 01493 331144 to arrange your viewing today!!



Porch

Double glazed window to side aspect.

Lounge

10' 11" x 11' 6" Max (3.33m x 3.51m Max)

Double glazed window to front aspect.

Kitchen

19' 5" Max x 11' 5" Max (5.92m Max x 3.48m Max)

Double glazed window to rear aspect, door to rear garden, under stairs cupboard.

Bedroom One

10' 6" x 11' 8" Max (3.20m x 3.56m Max)

Double glazed window to front aspect.

Bedroom Two

9' 6" x 11' 7" (2.90m x 3.53m)

Double glazed window to rear aspect.

Bathroom

Double glazed window to rear aspect, partially tiled walls.



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welcome to

Waveney Road, Great Yarmouth

- Mid Terraced House
- Two Bedrooms
- Renovation Required
- Ideal Investment Opportunity
- Close To Local Amenities

Tenure: Freehold EPC Rating: G

Council Tax Band: A

guide price

£80,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109195



Property Ref:
GTY109195 - 0013

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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