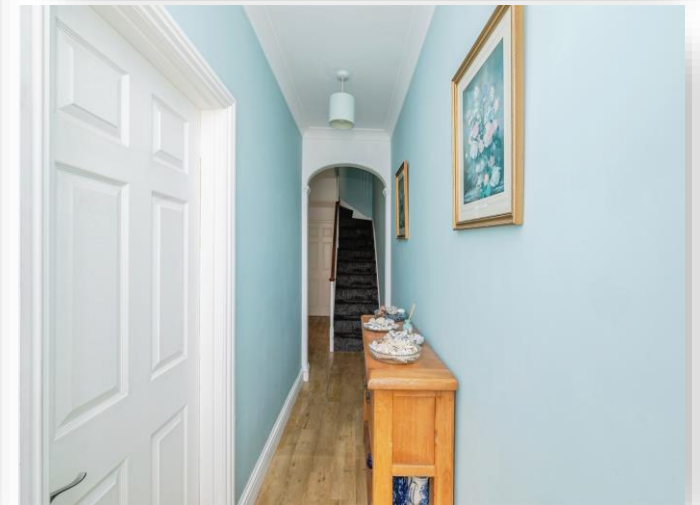




Crown Road, Great Yarmouth NR30 2JH

welcome to

Crown Road, Great Yarmouth

****GUIDE PRICE £170,000 TO £180,000**** Four bedroom mid terraced house which is move in ready. Within walking distance to all local amenities including shops, schools and the beach. This property would make a perfect family home.



Entrance Hall

A welcoming entrance hall, with double glazed uPVC entrance door to front aspect. Vinyl flooring, ceiling light, understairs storage cupboard, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

Lounge/Diner

21' 10" x 13' 10" (6.65m x 4.22m)

A spacious living and dining area, comprising off double glazed windows to front and rear aspect. Wood vinyl flooring, 2 x ceiling lights, coved ceiling, wall sockets, radiator and 2 inset alcoves

Kitchen

20' 10" x 8' 6" (6.35m x 2.59m)

A modern and well-appointed kitchen with double glazed window to side aspect and uPVC single door allowing access into rear garden. A range off wall and base units with complimentary worksurfaces over, space for electric oven and hob, and canopied stainless steel extractor over, space for free standing fridge/freezer, bowl stainless steel sink and drainer with mixer taps, wall mounted boiler, vinyl flooring, power points, partially tiled walls, and ceiling light

Downstairs W/C

W/C

First Floor Accommodation Landing

Carpeted flooring, ceiling light and doors with access to first floor bedrooms and family bathroom

Master Bedroom

11' 4" Max x 11' 6" (3.45m Max x 3.51m)

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

Bedroom Two

11' 10" x 9' 9" (3.61m x 2.97m)

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

Bedroom Three

8' x 9' 3" (2.44m x 2.82m)

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

Bedroom Four

5' 11" x 8' 3" (1.80m x 2.51m)

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

Family Bathroom

Double glazed opaque window to side aspect. Panelled bath, with chrome plug in shower attachment, wash hand basin, radiator, ceiling light, and laminate flooring and partially tiled walls

W/C

W/C

Courtyard

Enclosed by a brick-built wall and timber fence boundary. Gated access allow for easy entry and exit to the rear of the property



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welcome to

Crown Road, Great Yarmouth

- Mid Terraced House
- Four Bedrooms
- Perfect First Time Buy Or Family Home
- Ready To Move Into
- Private Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109371 - 0010

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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