



**South Beach Parade, Great Yarmouth NR30 3EJ**



**welcome to**

**South Beach Parade, Great Yarmouth**

**\*\*NEW TO MARKET\*\*** Two bedroom end of terrace house, within walking distance to the beach and local amenities, Perfect for first time buyers, investors or those looking to downsize and be local to the beach.



### Outside Front

An aesthetically pleasing front exterior, with decorative brick-built wall boundary, for added privacy. A low-level gate, leads you on to a concrete pathway, providing direct access to the side entrance of the property. A generously sized and well-maintained lawn area to side. Small borders surround this space & are planted with mature trees, hedgerows and shrubs

### Entrance Hall

A welcoming entrance hall, comprising of double-glazed uPVC door to side aspect. Carpeted flooring, ceiling light, coved ceiling, wall sockets, radiator, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

### Lounge

10' 5" x 14' 5" ( 3.17m x 4.39m )  
A spacious living area, with double glazed windows to front and side aspect. Carpeted flooring, ceiling light, coved ceiling, 2 x radiators, wall sockets, TV point, and telephone point

### Kitchen

8' 9" x 10' 5" ( 2.67m x 3.17m )  
A well-appointed and contemporary kitchen. With double glazed window to rear aspect. Wall and base units, 1 bowl stainless steel sink and drainer with mixer taps, space for free standing fridge/freezer, wall mounted boiler, vinyl flooring, partially tiled walls, plumbing for washing machine, power points, strip ceiling light, and double-glazed uPVC door allowing access to rear garden

### Landing

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

### Bedroom One

10' 5" x 14' 4" ( 3.17m x 4.37m )  
Double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets, radiator, and space for fitted wardrobe and vanity

### Bedroom Two

8' 10" x 10' 1" ( 2.69m x 3.07m )  
Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets, radiator, and space for fitted wardrobe

### Bathroom

Double glazed opaque window to rear aspect. Panelled bath, with handset shower attachment, low level W/C, wash hand basin, radiator, extractor fan and carpeted flooring



***view this property online*** [williamhbrown.co.uk/Property/GTY109420](http://williamhbrown.co.uk/Property/GTY109420)



**welcome to**

## **South Beach Parade, Great Yarmouth**

- CHAIN FREE
- Two Bedrooms
- End-Terraced House
- Front & Rear Garden
- Walking Distance To Beach

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: A

offers over

**£100,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GTY109420](http://williamhbrown.co.uk/Property/GTY109420)



Property Ref:  
GTY109420 - 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.



**william h brown**



**01493 331144**



[greatyarmouth@williamhbrown.co.uk](mailto:greatyarmouth@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**