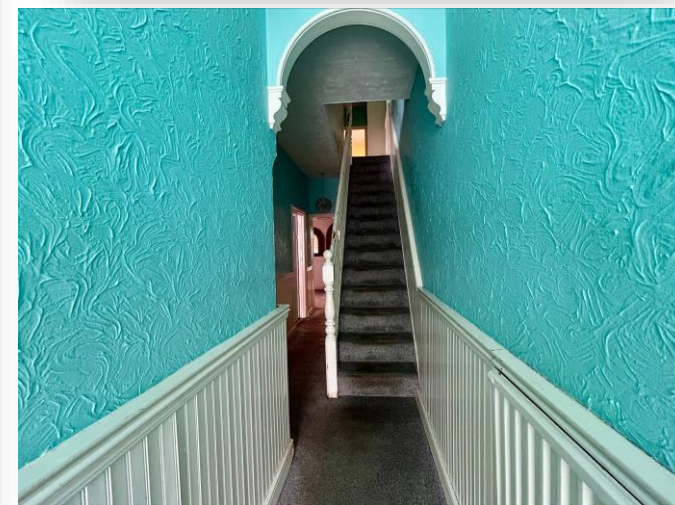




Hamilton Road, Great Yarmouth NR30 4LY

welcome to

Hamilton Road, Great Yarmouth

This well-presented mid-terraced Victorian home offers four bedrooms, a large lounge, separate dining room, and a generous kitchen. Ideally located within walking distance of the beach, town centre, and local schools, it's perfect for families seeking space and convenience in asought-after area.



Entrance Hall

Carpet, radiator.

Lounge

11' 3" x 29' 4" Max (3.43m x 8.94m Max)
Double glazed window to front aspect, carpet,
double glazed window to rear aspect, radiator x4.

Dining Room

10' x 11' 4" (3.05m x 3.45m)
Double glazed window to side aspect, radiator,
carpet.

Kitchen

15' 7" x 11' 1" (4.75m x 3.38m)
Double glazed window to rear and side aspect,
variety of wall & base units, built in double oven,
cooker hood, induction hob, sink and drainer,
plumbing for washing machine, vinyl flooring.

Landing

Carpet, radiator.

Bedroom One

13' 1" x 16' 9" Max (3.99m x 5.11m Max)
Double glazed window to front aspect, radiator,
carpet.

Bedroom Two

11' Max x 13' 5" (3.35m Max x 4.09m)
Carpet, double glazed window to rear aspect,
radiator.

Bedroom Three

8' 10" x 11' 4" (2.69m x 3.45m)
Double glazed window to side aspect, radiator,
carpet.

Bedroom Four

8' 6" x 11' 3" (2.59m x 3.43m)
Double glazed window to rear aspect, carpet,
radiator.

Bathroom

Double glazed window to side aspect, W/C, wash

hand basin, radiator, panelled bath.

Rear Garden

Fully enclosed rear garden, with rear access and
wooden shed.



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welcome to

Hamilton Road, Great Yarmouth

- EPC RATING - E
- Large Lounge & Seperate Dining Room
- Walking Distance To The Beach, Town Centre & Schools
- Highly Sought After Location
- Ideal Family Home

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109496 - 0009

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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