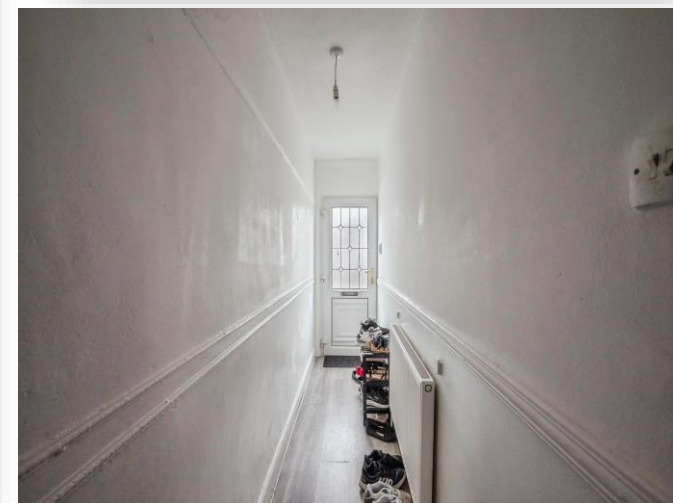




Camden Road, Great Yarmouth NR30 3AB

welcome to

Camden Road, Great Yarmouth

****CHAIN FREE**** Located within easy walking distance of the town centre and seafront, this well-presented mid-terraced house offers two bedrooms off the landing, a spacious lounge, and the added convenience of a downstairs toilet. Perfectly suited to first-time buyers.



Entrance Hall

Laminate flooring, radiator.

Lounge

11' 5" x 12' 1" Max (3.48m x 3.68m Max)

Double glazed window to front aspect, carpet, radiator.

Dining Room

9' 8" x 15' 1" Max (2.95m x 4.60m Max)

Double glazed window to rear aspect, carpet, radiator.

Kitchen

9' 3" x 7' 8" (2.82m x 2.34m)

Double glazed window to side aspect, variety of wall and base units, radiator, laminate, built in oven and hob, sink and drainer.

Utility Room

Tiled floor, double glazed window to rear aspect, plumbing for washing machine.

Bedroom One

11' 3" x 15' 5" Max (3.43m x 4.70m Max)

Double glazed window to front aspect, carpet, radiator.

Bedroom Two

8' 8" x 9' 9" (2.64m x 2.97m)

Double glazed window to rear aspect, radiator, carpet.

Bathroom

Vinyl flooring, double glazed window to side aspect, panelled bath with over head shower, W/C, wash hand basin, radiator.



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welcome to

Camden Road, Great Yarmouth

- Two Bedrooms Off Landing
- Mid-Terraced House in a Convenient Location
- Downstairs W/C
- Walking Distance To Town Centre & Seafront
- Ideal For First Time Buyers or Investors

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109470



Property Ref:
GTY109470 - 0008

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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