









welcome to

Exmouth Road, Great Yarmouth

This terraced house offers two reception rooms, a good sized modern kitchen and a shower room downstairs. Three good sized bedrooms upstairs. The property is located close to local schools, shops, transport links and the beach all within easy reach. Fully double glazed and gas central heated.













Living Room

11' 4" x 11' 4" (3.45m x 3.45m) Window to front, electric fireplace, door to dining room, radiator and laminate flooring.

Dining Room

11' 4" x 9' 10" (3.45m x 3.00m)

Window to rear, electirc fireplace, door to kitchen, door leading to first floor stairs, radiator and laminate flooring.

Kitchen

12' 10" x 5' 9" (3.91m x 1.75m)

Window to side, wall and base units with work surfaces, stainless steel sin & drainer, gas oven and hob, radiator and tiled flooring.

Utility Room

3' 7" x 5' 10" (1.09m x 1.78m)

Tiled walls, door to rear garden and tiled flooring.

Landing

Stairs leading to first floor and doors to bedrooms.

Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)

Window to front, radiator and carpeted flooring.

Bedroom Two

11' 5" x 9' 11" (3.48m x 3.02m)

Window to rear, radiator and carpeted flooring.

Bedroom Three

12' 11" x 5' 9" (3.94m x 1.75m)

Window to side, radiator and carpeted flooring.

Rear Garden

Courtyard garden, slabbed and door leading to alley way.





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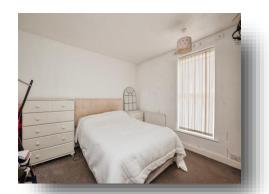
Exmouth Road, Great Yarmouth

- Three Bedrooms
- Two Reception Rooms
- Shower Room
- Walking Distance To Town Centre & Sea Front
- Chain Free

Tenure: Freehold EPC Rating: C

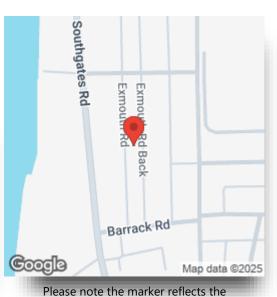
Council Tax Band: C

£130,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109493



Property Ref: GTY109493 - 0003 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.





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