



Swirles Place, Great Yarmouth NR30 2DY

welcome to

Swirles Place, Great Yarmouth

****TENANTS IN SITU**** William H Brown are pleased to present this two bedroom mid terraced house in the sought after location of Great Yarmouth. Please call 01493 331144 to arrange your viewing today.



Outside Front

Low level brick wall, concrete front leading to front door.

Lounge

12' 5" x 11' 4" (3.78m x 3.45m)

Carpet, radiator, double glazed window to front aspect, ceiling light.

Kitchen

8' 1" x 7' (2.46m x 2.13m)

Lino flooring, base and wall units, built in single oven, electric hob and hood, stainless steel sink, radiator, ceiling light, double glazed window to rear aspect.

Showerroom

Lino flooring, WC, wash hand basin, shower cubicle, extractor, radiator, partially tiled walls, double glazed window to side aspect, ceiling light.

First Floor

Bedroom One

13' 10" x 9' 8" (4.22m x 2.95m)

Carpet, radiator, double glazed window to front aspect, ceiling light.

Second Floor

Bedroom Two

13' 11" x 11' 7" (4.24m x 3.53m)

Laminate flooring, radiator, double glazed window to front aspect, ceiling light.

Outside Rear

Private concrete courtyard area.



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Swirles Place, Great Yarmouth

- TENANTS IN SITU
- Mid Terraced House
- Two Bedrooms
- Walking Distance To Town Centre
- Walking Distance To Beach

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109569 - 0002

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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