



Getliff Mews, Great Yarmouth NR30 1RP

welcome to

Getliff Mews, Great Yarmouth

****NEW TO MARKET**** Two bedroom end of terrace house, conveniently located within walking distance to the town and transport links. This property is a perfect investment purchase for someone looking to grow their portfolio current tenants paying £650pcm, or could be a perfect first time purchase.



Entrance Porch

Wooden entrance door to side aspect

Lounge

10' 11" x 13' 7" (3.33m x 4.14m)

Double glazed window to front aspect. Carpeted flooring, radiator, ceiling light, wall sockets, TV point, and coved ceiling

Kitchen

9' 4" x 13' 10" (2.84m x 4.22m)

Double glazed window and single uPVC door to rear aspect, A range of base units and drawers, with complimentray worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, space and plumbing for washing machine and tumble dryer, space for free standing oven, and fridge/freezer. undertsiaars storage cupboard, power points, ceiling light, and vinyl flooring

First Floor Accommodation

Master Bedroom

10' 11" Max x 13' 7" (3.33m Max x 4.14m)

2 x double glazed windows to front aspect. Carpeted flooring, radiator, ceiling light, wall sockets, TV point, and built-in cupboard

Bedroom Two

7' 9" x 9' 4" (2.36m x 2.84m)

Double glazed window to rear aspect. Carpeted flooring, radiator, ceiling light, wall sockets, and fitted shelving

Family Bathroom

Double glazed opaque window to rear aspect.

Panelled bath with thermostatic attachment over, W/C, pedestal wash hand basin, tiled splashback, vinyl flooring, radiator, extractor fan, and ceiling light

Rear Garden

Coutyard garden, fully enclosed by a sturdy timber and brick-post fence boundary. Timber storage shed and gated access to the rear of the property, allows for easy exit and entry



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Getliff Mews, Great Yarmouth

- Exclusive Rights To Parking Space
- Double glazed and Gas Central Heating
- Perfect First Time Buy
- Courtyard Garden
- Enviaable Coastal Location

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

offers in excess of

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109484 - 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.

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



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



williamhbrown.co.uk