



Queens Square, Great Yarmouth NR30 2AG

welcome to

Queens Square, Great Yarmouth

A beautifully renovated three-bedroom Victorian home, finished to a high standard and ideally located in a town centre position within walking distance of the beach. The property features a spacious living room, separate dining room, kitchen with utility area, modern bathroom and a good-sized garden



Lounge

13' 9" x 13' 1" (4.19m x 3.99m)

Double glazed bay window to front aspect, carpet, radiator, feature fireplace.

Dining Room

12' 6" x 12' 6" (3.81m x 3.81m)

Double glazed window to rear aspect, carpet, feature fireplace.

Kitchen

9' 10" x 9' 2" (3.00m x 2.79m)

Double glazed window to side aspect, vinyl flooring, variety of wall & base units, sink and drainer, cooker hood, free standing oven.

Utility Room

Double glazed window to side aspect, tiled flooring,

base units, plumbing for washing machine, door leading to courtyard.

Bedroom One

13' 1" x 12' 10" (3.99m x 3.91m)

Double glazed bay window to front aspect, carpet, radiator, feature fire place.

Bedroom Two

12' 6" x 12' 6" (3.81m x 3.81m)

Double glazed window to rear aspect, carpet, radiator, feature fireplace.

Bedroom Three

9' 6" x 5' 7" (2.90m x 1.70m)

Double glazed window to front aspect, carpet, radiator.

Bathroom

Double glazed window to side aspect, vinyl flooring,

panelled bath with over head shower, W/C. wash hand basin, towel radiator.



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welcome to

Queens Square, Great Yarmouth

- Three-Bedroom Victorian House
- Recently Renovated
- Living Room & Separate Dining Room
- Kitchen With Utility Room
- Town Centre Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£190,000



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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.



Property Ref:
GTY109673 - 0002



Please note the marker reflects the postcode not the actual property

 william h brown



01493 331144



greatyarmouth@williamhbrown.co.uk



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



williamhbrown.co.uk