



Sorrel Road, Bradwell GREAT YARMOUTH NR31 8SR

welcome to

Sorrel Road, Bradwell GREAT YARMOUTH

****LOVELY THREE BED SEMI DETACHED HOUSE**** In the sought after area of Bradwell, This property is well located for local town and access to nearby amenities, such as shops, transport links, schools, Gorleston's award winning beach and a short drive away from the Norfolk broads.



Lounge

Oak flooring, double glazed window to front, marble fireplace with electric fire & oak flooring

Dining Room

Wooden oak flooring.

Kitchen

Tiled flooring, space for fridge freezer, wall and base units, double glazed window to rear, rangemaster cooker, gas hob and electric hood and door to garden.

Conservatory

Door to garden.

Landing

Bedroom One

Cupboard, double glazed window to front, fitted units including wardrobe, bedside tables x 2, dressing table and chest of drawers and carpeted throughout.

Bedroom Two

Double glazed window to rear, radiator and carpeted.

Bedroom Three

Double glazed window to rear, radiator and carpeted flooring.

Bathroom

Shower, toilet, sink, tiled flooring, tiled walls and towel rail.



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Sorrel Road, Bradwell GREAT YARMOUTH

- Three Bed Semi Detached Home
- Garage & Off Road Parking
- Peaceful Location
- Large Conservatory
- Downstairs Cloakroom & Family Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£295,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA108069 - 0006

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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