



Beach Road, Winterton-On-Sea Great Yarmouth NR29 4AJ

welcome to

Beach Road, Winterton-On-Sea Great Yarmouth

Beautifully presented two-bedroom semi-detached cottage in a highly sought-after coastal location. Just a short walk from the beach, this immaculate home features a stylish bathroom with panelled bath and shower cubicle, off-road parking, and a versatile outer building with conversion potential.



Kitchen

14' 4" x 10' 11" Max (4.37m x 3.33m Max)

Tiled flooring, double glazed window to front aspect, radiator, variety of wall & base units, sink and drainer, built in larder cupboard.

Lounge

17' 11" Max x 14' 10" (5.46m Max x 4.52m)

Double glazed bay window to front aspect, tiled flooring, understairs cupboard, wood burner, radiator.

Landing

Carpet, double glazed window to rear aspect.

Bedroom One

14' 7" x 11' 4" Max (4.45m x 3.45m Max)

Carpet, double glazed window to front aspect, radiator, built in wardrobe.

Bedroom Two

9' 10" Max x 14' 10" Max (3.00m Max x 4.52m Max)

Double glazed window to front aspect, carpet, radiator.

Bathroom

Double glazed window to front aspect, panelled bath, shower cubicle, radiator, W/C, wash hand basin, vinyl flooring, towel radiator.



view this property online williamhbrown.co.uk/Property/GTY109376



welcome to

Beach Road, Winterton-On-Sea Great Yarmouth

- Immaculate Two Bedroom Semi-Detached Cottage
- Private Driveway Providing Off-Road Parking
- Versatile Outer Building - Ideal For Utility Room or Home Office Conversion
- Spacious & Beautifully Presented
- Walking Distance To The Beach

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£300 000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GTY109376](https://www.williamhbrown.co.uk/Property/GTY109376)



Property Ref:
GTY109376 - 0007

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](https://www.williamhbrown.co.uk)