



Yare Close, Great Yarmouth NR30 1QT

william
h brown

welcome to

Yare Close, Great Yarmouth

****CHAIN FREE**** Three bedroom detached bungalow, perfect for people looking to move closer to the coast. Conveniently located just a short walk away from the town centre.



Outside Front

Gated access leading to driveway and single garage, path leading to front door, wrap around front garden.

Entrance Hall

Radiator, ceiling light.

Cloakroom

Lino, WC, wash hand basin, radiator, ceiling light, tiled walls, double glazed window to front aspect.

Lounge

21' 10" x 11' 11" (6.65m x 3.63m)

Electric fireplace, ceiling light, double glazed window to front aspect, double glazed window to side aspect, 2 x ceiling lights, 3 x wall lights.

Kitchen

11' 10" Max x 11' 10" (3.61m Max x 3.61m)

Lino flooring, base and wall units, sink, built in single oven, gas hob with electric hood, space for fridgefreezer, radiator, tiled walls, double glazed window to front aspect, ceiling light, double glazed door giving side access.

Bedroom One

11' 11" x 15' (3.63m x 4.57m)

2 x radiators, ceiling light, double glazed doors leading to rear garden.

Bedroom Two

12' 3" x 11' 11" (3.73m x 3.63m)

Electric fireplace, radiator, ceiling light, double glazed window to front aspect.

Bedroom Three

11' 11" x 8' 9" (3.63m x 2.67m)

Radiator, ceiling light, double glazed doors leading to rear garden.

Bathroom

Lino, bath, WC, wash hand basin, radiator, extractor, tiled walls, ceiling light, loft hatch.

Outside Rear

Mainly laid to lawn providing a perfect space to sit and relax, side door giving access to garage, gate leading to front off property.

Appliances

Please note appliances or services have not been tested.



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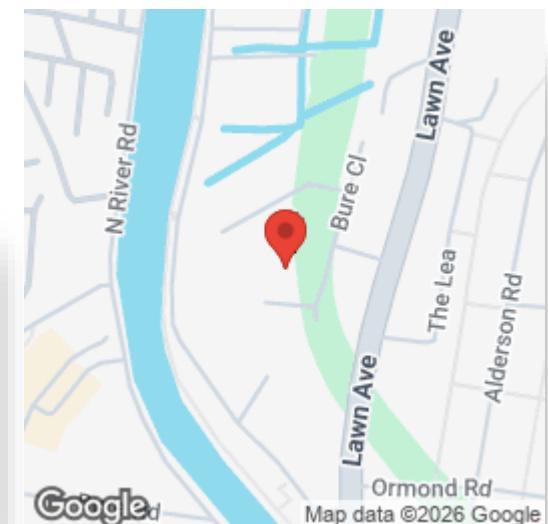
Yare Close, Great Yarmouth

- CHAIN FREE
- Three Bedrooms
- Detached Bungalow
- Driveway & Single Garage
- Corner Plot

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£270,000



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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:
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