



Howes Road, Bradwell Great Yarmouth NR31 9XL

welcome to

Howes Road, Bradwell Great Yarmouth

A modern, Three bedroom semi-detached property. Perfect for anyone seeking a buy to let investment opportunity/family home or first time buy!
Call us on today 01493 661999



Entrance Hall

A welcoming entrance hall, comprising off double glazed uPVC entrance door to front aspect, wood effect laminate flooring, radiator, ceiling light, carpeted stairs to first floor landing and door allowing access to ground floor reception rooms

Cloakroom

Double glazed opaque window to front aspect, W/C, pedestal corner wash hand basin with tiled splashback, radiator, ceiling light and vinyl flooring

Lounge

14' 1" x 11' 9" Max (4.29m x 3.58m Max)

A spacious and bright living area, with double glazed window to front aspect, wood effect laminate flooring, wall sockets, ceiling light, TV point, and built in understairs storage cupboard

Kitchen/Diner

15' 1" x 8' 6" (4.60m x 2.59m)

A modern and well-appointed kitchen/diner, with double glazed window to rear aspect. A range of wall and base units, and complimentary wood effect worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, built in fan assisted oven and grill, inset four ring gas hob with concealed extractor over, undercounter space and plumbing for washing machine and dishwasher, space for free standing fridge/freezer, inset ceiling spotlights, and feature pendant hanging lights over dining table, tiled splashback, radiator, power points, cupboard concealing wall mounted gas fired combination boiler, wood effect laminate flooring, and double glazed uPVC patio door, opening out into rear garden

First Floor Accommodation Landing

Carpeted flooring, ceiling light, built-in-linen cupboard with shelving, loft hatch access and doors to first floor bedrooms and family bathroom

Master Bedroom

9' 6" Max x 11' 5" Max (2.90m Max x 3.48m Max)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, TV point, built-in wardrobe and door to..

Ensuite Shower Room

6' 2" x 5' 2" Max (1.88m x 1.57m Max)

Double glazed opaque window to front aspect,. W/C, wash hand basin, shower cubicle with thermostatic shower attachment, wood effect laminate flooring, partially tiled walls, heated towel radiator, and extractor fan

Bedroom Two

8' 10" x 7' 2" (2.69m x 2.18m)

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

Bedroom Three

7' 2" x 5' 6" (2.18m x 1.68m)

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

Family Bathroom

A modern three-piece suite, with double glazed opaque window to side aspect. Pannelled bath, W/C, pedestal wash hand basin, extractor fan, radiator, vinyl flooring and partially tiled walls

Rear Garden

A well presented garden, fully enclosed by sturdy timber and brick post fence boundary. The garden is predominantly laid to lawn. A timber storage shed to rear, provides extra storage solutions for outdoor gardening tools and gated access leads you to the front of the property

Front Exterior

Brickweave driveway, allows for secure off road parking to the front of the property for two vehicles



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welcome to

Howes Road, Bradwell Great Yarmouth

- Three Bedroom Semi-Detached Family Home
- Open Plan Kitchen/Diner
- uPVC Double Glazing and Gas Central Heating
- Well Presented Enclosed Rear Garden
- Private Driveway with Two Parking Spaces

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

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107924 - 0013

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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