



Granville Road, Great Yarmouth NR31 0BZ

welcome to

Granville Road, Great Yarmouth

Well-presented four-bedroom mid-terraced home located in a sought-after area. Offered in move-in condition and benefiting from on-street parking. Ideal for families or first-time buyers, with spacious accommodation and convenient access to local amenities and transport links.



Lounge

9' 6" x 11' 10" (2.90m x 3.61m)

Double glazed bay window to front aspect, laminate flooring, radiator.

Dining Room

11' 10" x 11' 6" (3.61m x 3.51m)

Double glazed window to rear aspect, laminate flooring, radiator, understairs cupboard.

Kitchen

8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed window to side aspect, sink and drainer, variety of wall & base units, induction hob, built in oven, cooker hood, plumbing for washing machine.

Bathroom

Tiled flooring, double glazed window to rear aspect, corner bath, W/C, wash hand basin, towel radiator.

First Floor

Bedroom Two

9' 10" x 15' 1" (3.00m x 4.60m)

Double glazed window to front aspect, radiator, carpet.

Bedroom Three

9' 10" x 10' 10" (3.00m x 3.30m)

Double glazed window to rear aspect, radiator, carpet.

Bedroom Four

8' 10" x 8' 10" (2.69m x 2.69m)

Double glazed window to rear aspect, radiator, carpet.

Second Floor

Bedroom One

15' 9" x 13' 1" (4.80m x 3.99m)

Double glazed Velux window to front aspect, double glazed window to rear aspect, carpet, radiator.



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welcome to

Granville Road, Great Yarmouth

- Four Bedroom Mid-Terraced House
- Beautifully Presented Throughout
- Perfect for First Time Buyers or Families
- Four Bedrooms Off Landing
-

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109604 - 0002

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.

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