



**The Great Court Royal Naval Hospital, Great Yarmouth NR30
3JU**

 william
h brown

welcome to

The Great Court Royal Naval Hospital, Great Yarmouth

GUIDE PRICE £300,000 TO £350,000 William H Brown are pleased to present this four bedroom house in the Royal Naval Hospital on Great Yarmouth seafront. The property is a stones throw away from Great Yarmouth seafront and close to all local amenities.



Entrance Hall

Original wooden floor, radiator x2, understairs cupboard.

9' 10" x 8' 6" (3.00m x 2.59m)

Wooden flooring, single glazed sash window to front aspect, cast iron radiator.

Cloakroom

W/C, wash hand basin, wooden flooring.

Kitchen

13' 5" x 8' 6" (4.09m x 2.59m)

Single glazed sash window to front aspect, variety wall & base units, sink and drainer, plumbing for washing machine, range cooker with cooker hood, breakfast bar, laminate flooring, integrated dishwasher & fridge freezer, radiator.

Bedroom Four

9' 10" x 8' 6" (3.00m x 2.59m)

Single glazed sash window to rear aspect, cast iron radiator, carpet.

Bathroom

Wooden flooring, W/C, wash hand basin, panelled bath with over head shower, radiator, shower cubicle, single glazed sash window to rear aspect.

Rear Garden

Large fully enclosed rear garden, artificial grass, decking area, wooden shed.

Lounge

23' 7" x 12' 2" (7.19m x 3.71m)

Single glazed sash window to front aspect & rear aspect, cast iron radiator x3, laminate flooring, open fireplace.

Dining Room

9' 10" x 9' 2" (3.00m x 2.79m)

Single glazed sash window to rear aspect, laminate flooring, cast iron radiator.

First Floor**Landing**

Wooden flooring, built in cupboard.

Bedroom One

12' 6" x 9' 10" (3.81m x 3.00m)

Single glazed sash window to rear aspect x2, cast iron radiator x2.

En Suite

Panelled bath with over head shower, W/C, wash hand basin, radiator.

Bedroom Two

12' 10" x 9' 10" (3.91m x 3.00m)

Single glazed sash window to front aspect x2, wooden flooring, cast iron radiator x2.

Bedroom Three

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welcome to

The Great Court Royal Naval Hospital, Great Yarmouth

- Situated in an Exclusive Gated Development
- Four Bedrooms (Master With En-Suite)
- Grade II Listed
- Driveway & Large Enclosed Garden
- Walking Distance To The Beach

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£300,000



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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:
GTY109588 - 0004



Please note the marker reflects the postcode not the actual property

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