



Kent Square, Great Yarmouth NR30 2EX

welcome to

Kent Square, Great Yarmouth

****GREAT POTENTIAL**** Five bedroom mid terraced house, located in the centre of Great Yarmouth.



Entrance Hall

Laminate, radiator.

Lounge

15' 1" Max x 12' 7" Max (4.60m Max x 3.84m Max)

Laminate, double glazed bay window to front aspect, radiator.

Kitchen

10' 7" x 10' 9" (3.23m x 3.28m)

Laminate flooring, variety wall and base units, sink with drainer, built in oven/hob, double glazed window to rear aspect.

Utility Room

Double glazed window to rear aspect, plumbing for washing machine.

First Floor

Bathroom

Vinyl flooring, bath with overhead shower, radiator, W/C & wash hand basin, double glazed window to rear aspect, extractor fan.

Bedroom One

10' 7" x 10' 8" Max (3.23m x 3.25m Max)

Laminate flooring, double glazed window to rear aspect, radiator.

Bedroom Two

11' 1" Max x 15' 4" Max (3.38m Max x 4.67m Max)

Carpet, double glazed bay window to front aspect, radiator.

Bedroom Three

9' 5" x 4' 7" (2.87m x 1.40m)

Double glazed window to front aspect, radiator, carpet.

Second Floor

Shower Room

Double glazed window to rear aspect, vinyl flooring, W/C, wash hand basin, radiator, shower cubicle.

Bedroom Four

10' 8" Max x 10' 9" (3.25m Max x 3.28m)

Laminate flooring, double glazed window to rear aspect, radiator.

Bedroom Five

9' 4" Max x 12' 9" (2.84m Max x 3.89m)

Double glazed window to front aspect, carpet, radiator.

Bedroom Six

9' 3" x 6' 4" (2.82m x 1.93m)

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

Courtyard

Fully enclosed rear court yard.



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welcome to

Kent Square, Great Yarmouth

- Five Bedrooms
- Three Floors
- Shower Room & Bathroom
- Centre of Great Yarmouth
- Perfect For Families/Investment

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£160,000



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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.



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