



**Southampton Place, Great Yarmouth NR30 2DP**

**welcome to**

## **Southampton Place, Great Yarmouth**

Well-presented 2/3-bedroom end-terraced home in a convenient town centre location, offered with tenants in situ currently paying £800 pcm. The property features a modern kitchen, shower room, family bathroom, and low-maintenance courtyard.



**Entrance Hall**

Vinyl flooring, radiator.

**Utility Room**

Vinyl, double glazed window to side aspect.

**Shower Room**

Vinyl flooring, double glazed window to side aspect, radiator, W/C, wash hand basin, shower cubicle.

**Kitchen**

9' 7" x 10' 7" ( 2.92m x 3.23m )

Double glazed window to side aspect, vinyl flooring, variety of wall & base units, sink with drainer, radiator.

**Dining Room**

11' 3" x 10' 11" ( 3.43m x 3.33m )

Double glazed window to side aspect, carpet, radiator.

**Lounge**

14' 6" Into Bay x 10' 9" ( 4.42m Into Bay x 3.28m )

Bay fronted double glazed window to front aspect, carpet, radiator.

**Bedroom One**

14' 8" Into Bay x 11' Max ( 4.47m Into Bay x 3.35m Max )

Carpet, bay fronted double glazed window to front aspect.

**Bedroom Two**

9' 2" x 10' 6" ( 2.79m x 3.20m )

Double glazed window to rear and side aspect, radiator, carpet.

**Bathroom**

Vinyl flooring, W/C, wash hand basin, radiator, panelled bath.



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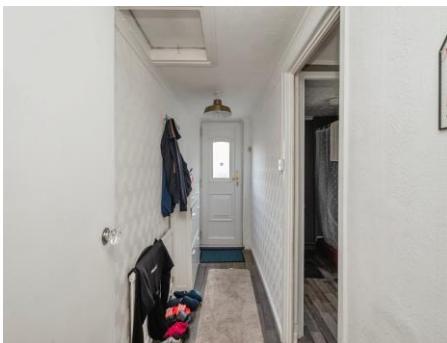
- 2/3 Bedroom End-Terraced House
- Town Centre Location
- Tenants in situ Currently Paying £800 PCM
- Presented Very Well
- Strong Rental Yield

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£120,000**



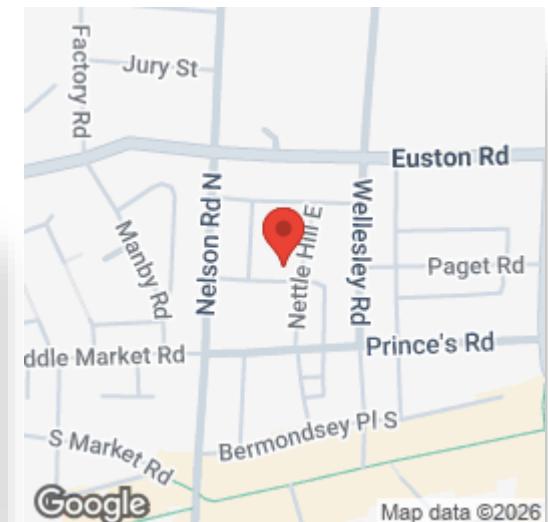
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Property Ref:  
GTY109529 - 0009

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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.



Please note the marker reflects the postcode not the actual property

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