



**Russell Road, Great Yarmouth NR30 2JG**



**welcome to**

## **Russell Road, Great Yarmouth**

Well-presented three-bedroom mid-terrace home, modern throughout and arranged with all bedrooms off the landing. The property features an open-plan living/dining room, a ground floor shower room and permit parking to the front. Ideally located within walking distance of the beach and local amenities



### **Entrance Hall**

Carpet, radiator.

### **Lounge/Dining Room**

21' 8" Max x 12' 3" Max ( 6.60m Max x 3.73m Max )

Double glazed window to front aspect, carpet, radiator, double doors leading to

### **Lean To**

10' 3" x 7' 11" ( 3.12m x 2.41m )

Vinyl flooring, double glazed window to rear aspect, radiator, door leading to courtyard.

### **Kitchen**

11' 10" x 6' 11" ( 3.61m x 2.11m )

Vinyl flooring, double glazed window to side aspect, variety of wall & base units, sink and drainer, built in oven/hob, cooker hood, plumbing for dishwasher.

### **Utility Room**

Vinyl flooring, double glazed window to side aspect, plumbing for washing machine.

### **Shower Room**

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

### **First Floor**

#### **Bedroom One**

11' 11" x 15' 3" Max ( 3.63m x 4.65m Max )

Double glazed window to front aspect, carpet, radiator.

#### **Bedroom Two**

9' 11" x 9' 1" ( 3.02m x 2.77m )

Carpet, double glazed window to rear aspect, radiator.

#### **Bedroom Three**

11' 10" Max x 6' 8" ( 3.61m Max x 2.03m )

Carpet, double glazed window to side aspect, radiator.



***view this property online*** [williamhbrown.co.uk/Property/GTY109534](http://williamhbrown.co.uk/Property/GTY109534)



welcome to

## Russell Road, Great Yarmouth

- Recently Refurbished Three-Bedroom Home
- Bright And Airy Throughout With Excellent Natural Light
- Open-Plan Living/Dining room
- Patio Courtyard Garden
- Modern Bright Kitchen With Separate Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GTY109534](https://williamhbrown.co.uk/Property/GTY109534)



Property Ref:  
GTY109534 - 0004

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.



william h brown



**01493 331144**



[greatyarmouth@williamhbrown.co.uk](mailto:greatyarmouth@williamhbrown.co.uk)



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**