Camperdown Cottage Wellington Road,Great Yarmouth NR30 3JJ

william h brown

welcome to

Camperdown Cottage Wellington Road, Great Yarmouth

GUIDE PRICE £85,000 TO £95,000 William H Brown are pleased to bring to the market this two bedroom three story property in the heart of Great Yarmouth. Currently achieving an income of £10480 per year.

Lounge
9' 8" x 12' 7" (2.95m x 3.84m)
Wooden flooring, window to front aspect, radiator.

Kitchen
14' 4" x 7' 5" (4.37m x 2.26m)
Vinyl flooring, window to rear aspect, stainless steel sink, radiator, range of wall and base units, electric oven and hob, space for fridge freezer, ceiling light.

First Floor
Bedroom Two
6' 5" x 11' 4" (1.96m x 3.45m)
Wooden flooring, window to front aspect, radiator, ceiling light.

Bathroom
Window to front aspect, vinyl flooring, partially tiled walls, bath, wash hand basin, WC.

Bedroom One
13' 1" x 9' 1" (3.99m x 2.77m)
Window to front aspect, wooden flooring, radiator, ceiling light.

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Camperdown Cottage Wellington Road, Great Yarmouth

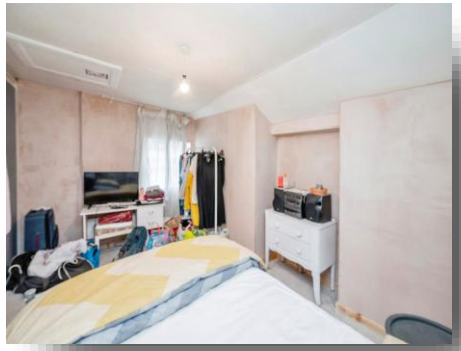
- Three Storey House
- Two Bedrooms
- Central Great Yarmouth
- Walking Distance To Beach
- Family Bathroom

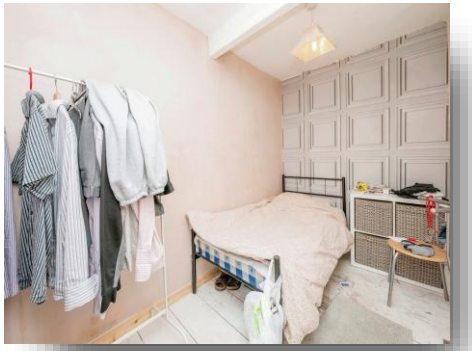
Tenure: Leasehold EPC Rating: A
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£85,000





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109187

The Property Ombudsman

Property Ref:
GTY109187 - 0007

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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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.