

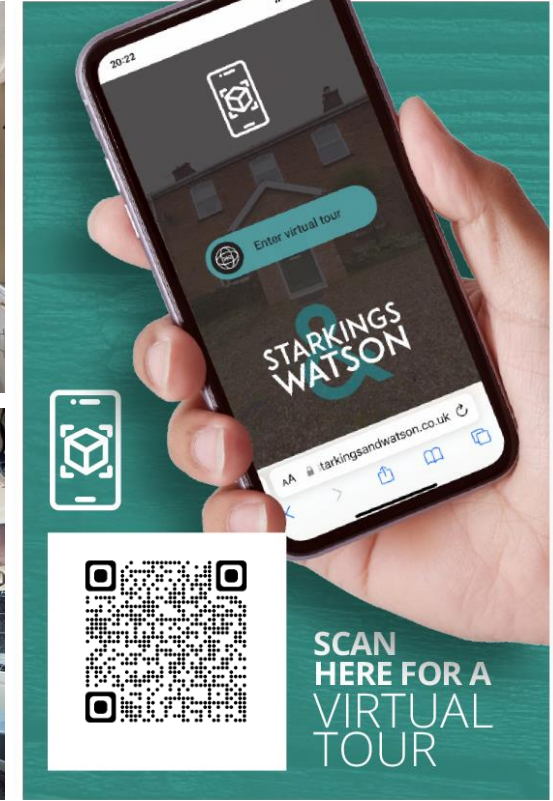
NAPOLEON PLACE

Great Yarmouth NR30 2NR

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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STARKINGS & WATSON

- Mid-Terrace Home
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Family Bathroom
- Electric Heating & Part Double Glazing
- On Road Parking
- Close to Beach & Town Centre

IN SUMMARY

Occupying a POPULAR RESIDENTIAL LOCATION, this mid-terrace property offers an attractive exterior, with on road parking available to front, electric storage heating and part uPVC DOUBLE GLAZING. The accommodation comprises a PORCH ENTRANCE, SPACIOUS SITTING/DINING ROOM with open fire place and built-in storage cupboards, and a FITTED KITCHEN with a central feature breakfast bar which completes the ground floor. The first floor offers TWO BEDROOMS with BUILT-IN CUPBOARDS and a family bathroom. The property is ideal for those seeking low maintenance living as no garden is included with the property.

SETTING THE SCENE

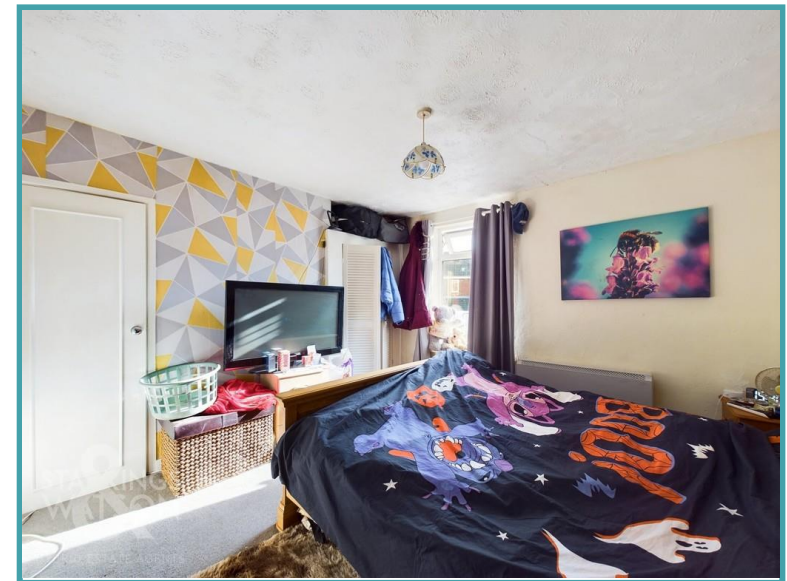
Occupying a popular residential location, the property offers a low maintenance frontage with an enclosed brick built front boundary and timber gate leading to the main entrance door.

THE GRAND TOUR

With a uPVC door to front you head straight into a porch entrance which in turn leads into the main open plan living space. The open plan sitting/dining room offers wood effect flooring underfoot and a large uPVC double glazed window to front, with a feature fireplace and ample space for soft furnishings and a dining table. The stairs rise up to the first floor, whilst an opening leads into the kitchen which runs across the rear of the property with a central breakfast bar. The kitchen offers a range of wall and base level units with an inset stainless steel sink, with space for white goods and a large range style electric cooker. A door leads out to the rear access, whilst a central breakfast bar creates an ideal family friendly and fantastic entertainment space. Heading up the stairs, the landing is finished with fitted carpet, with doors leading to the main front double bedroom which also includes a range of built-in storage and a window to front. The second bedroom is next door, also finished with fitted carpet and window to rear. The family bathroom is a great size, with a three piece suite and tiled splash-backs. A mixer shower tap can be found over the bath, with a useful built in airing cupboard on the far wall.

OUT & ABOUT

Located on Napoleon Place within the heart of Great Yarmouth, you can easily walk to a vast array of local amenities, shops, schools and medical facilities. Various bus links lead in and out of the town, whilst the beach is only a short distance away.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



FIND US

Postcode : NR30 2NR

What3Words : ///cheek.branch.storms

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

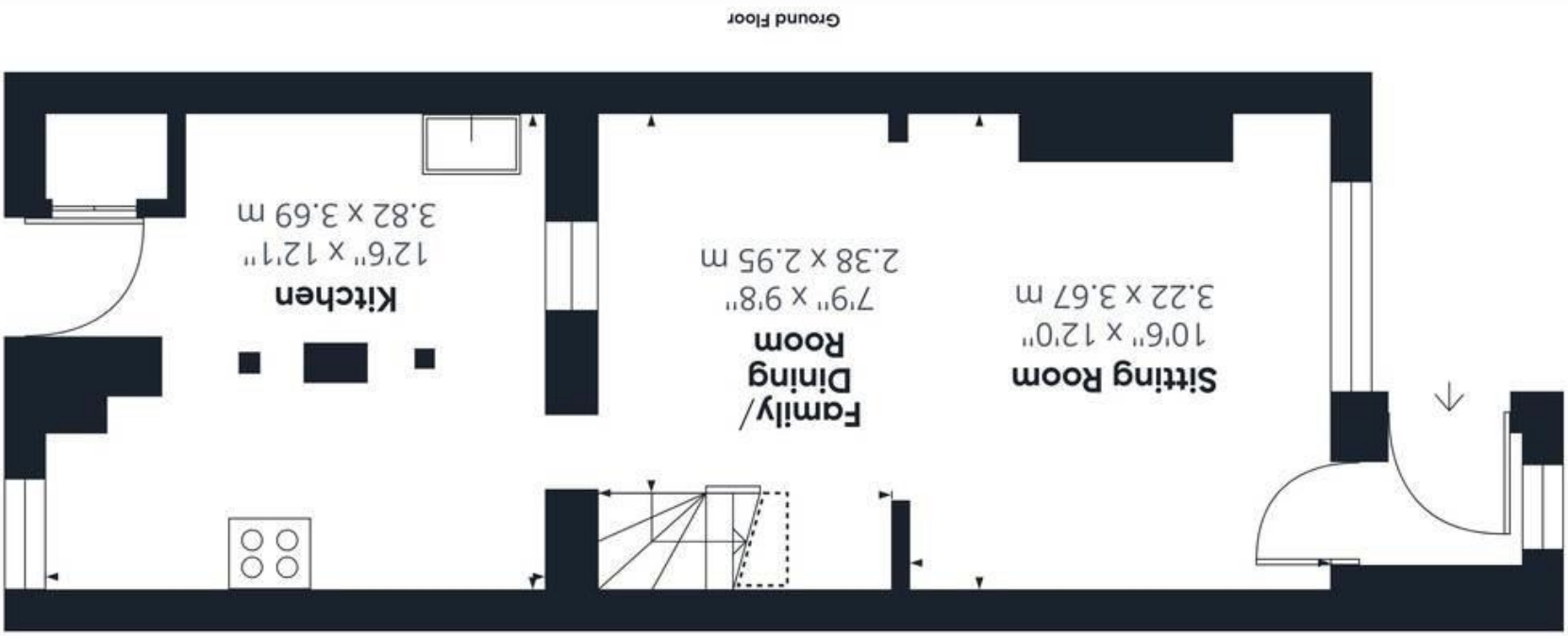
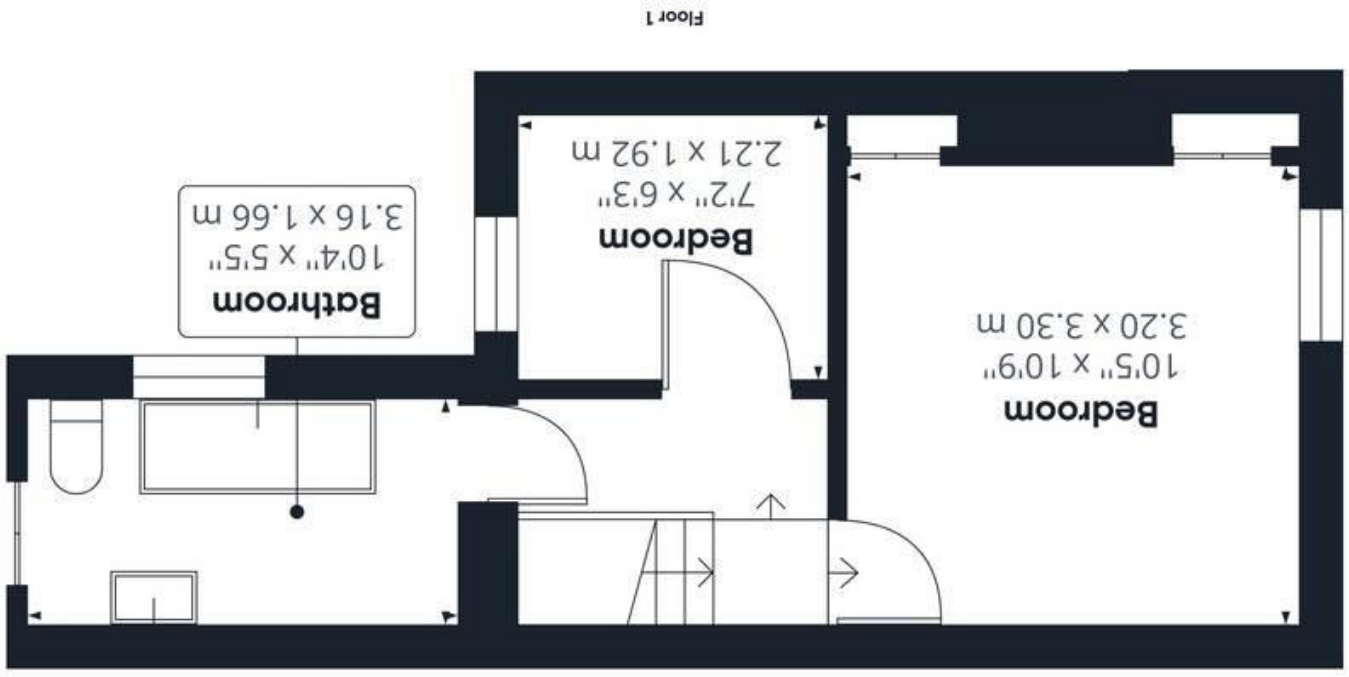
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced headroom
4.91 ft
0.46 m²

Approximate total area⁽¹⁾
635.86 ft²
59.07 m²

