



**277 Southtown Road, Great Yarmouth, NR31 0JB**  
**Offers over £170,000**

HQ Estates are proud to present this beautiful 3 bedroom end terrace family home. This property offers great sized rooms, immaculately presented throughout and finished to a very high standard. This property is ready to move into and enjoy. Ideal buy to let or first home.

### Entrance Hall

Oak wood to floor, bright and air hallway leading to living room, upstairs and kitchen. Space under stairs for storage of coats/shoes etc. Spot lights in smooth plastered ceiling.

### Living Room

13'9 x 11'8 (4.19m x 3.56m)

Oak wood to floor, smooth plastered walls and ceiling, cast iron decorative fire place with wooden surround, decorative ceiling rose. Modern uPVC sash windows to front aspect, radiator, TV point.

### Kitchen

17'9 x 10'5 narrowing to 7'6 (5.41m x 3.18m narrowing to 2.29m)

Beautifully presented modern kitchen/diner. Offering an assortment of base and wall units with modern fronts, black ceramic sink with stainless steel mixer tap, natural slate tiled floor, 5 ring hob and electric range oven below stainless extractor, space for fridge freezer and tumble dryer, built in dishwasher/wine cooler/washing machine and microwave. Spot lights in smooth plastered ceiling. uPVC window.

### Utility Room/Courtyard/Rear Lobby

(7'2 x 4'9 ((2.18m x 1.45m)

Excellent space for additional storage. Currently houses small storage shed, brick block to floor. Lean to polycarbonate roof, double glazed enclosure.

### Bathroom

7'5 x 7'5 (2.26m x 2.26m)

Absolutely stunning modern bathroom, offering tiled floors and part tiled walls, bath with stainless mixer tap, wall mounted WC with hidden cistern, large walk in shower with body jets, vanity unit with hand basin and mixer tap, heated mirror with lighting, heated towel rail and storage cupboard. Vaulted ceiling and sky light.

### Bedroom One

13'9 narrowing to 12' x 9'2 (4.19m narrowing to 3.66m x 2.79m)  
Carpet to floor, modern uPVC sash window, radiator, TV point.

### Bedroom Two

10'7 narrowing to 9'3 x 10'6 (3.23m narrowing to 2.82m x 3.20m)

Carpet to floor, modern uPVC sash window, radiator, TV point.

### Bedroom Three

9'2 x 7'7 (2.79m x 2.31m)

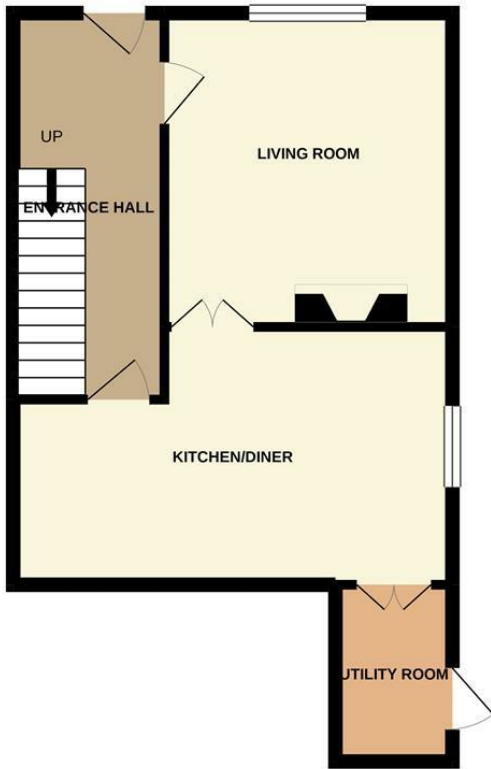
Carpet to floor, modern uPVC sash window, radiator, TV point.

### Front Garden/Parking

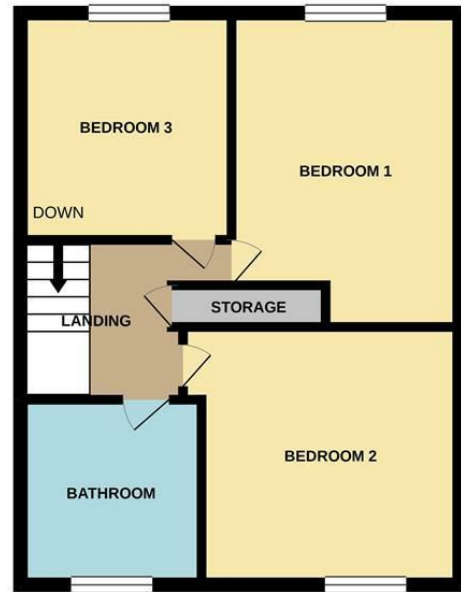
Large front garden, bricked wall with gate, mainly laid to turf with brick block path leading from gate to front door. Assorted plants/shrubs and bushes offer a low maintenance yet pleasing to the eye garden and really gives this property a lot of kerb appeal. Numerous parking spaces available to the side of the property.



GROUND FLOOR  
438 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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