



## 10 Napoleon Place

Great Yarmouth NR30 2NR

£90,000



A well presented, recently renovated two bedroom mid terrace house situated in Central Great Yarmouth. The property has a spacious lounge, kitchen, utility room and ground floor bathroom. Night storage heating and sealed unit double glazing. Outside there is a front forecourt. Carpets as fitted are included in the asking price. The property is offered with no upward chain.



### Lounge 11'4" x 10'4" (3.45 x 3.15 (3.46 x 3.14))

Traditional style fireplace, door to front, storage heater, double glazed window to front aspect.

### Kitchen 8'10" x 7'1" (2.69 x 2.16 (2.7 x 2.17))

Stairs rising to landing, understairs cupboard, base storage units with work tops over, stainless steel sink and drainer, electric cooker point.

### Utility Room 6'3" x 5'9" (1.91 x 1.75)

Door to rear, plumbing for washing machine.

### Bathroom 6'1" x 4'8" (1.85 x 1.42)

Part tiled walls, panel bath, pedestal hand wash basin, low level WC, opaque double glazed window to rear aspect.

### Landing

### Bedroom 1 10'7" x 10'3" (3.23 x 3.12)

Storage heater, two storage cupboards, double glazed window to front aspect.

### Bedroom 2 9'1" x 7'5" (2.77 x 2.26 (2.76 x 2.25))

Storage heater, double glazed window to rear aspect.

### Outside

Front forecourt.

### Agents Note

The photos provided are for indicative purposes and were taken when the current occupier purchased the property.

### Tenure

Freehold.

### Services

Mains water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, continue over the mini roundabout, turn sharply to the left into Napoleon Place where the property can be found on the right hand side.

Ref: Y11794/07/23-CF

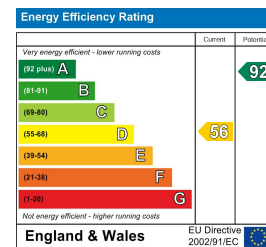
## Area Map



## Floor Plans



## Energy Efficiency Graph



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