

Aldreds
Estate Agents



180 Stafford Road
Great Yarmouth, NR31 0EX
£153,500



180 Stafford Road

Aldreds are pleased to offer this modernised and attractively presented mid terraced house in a convenient location for local amenities and the main town centre. The property has been well maintained and offers accommodation comprising of an entrance porch, lounge, dining room, kitchen, ground floor bathroom, small landing and three good size bedrooms. Outside is a forecourt and generous low maintenance garden with a westerly aspect. The property also benefits from double glazed windows and gas central heating and would make an ideal first home or for investment purposes.

Entrance Porch

Part double glazed pvc entrance door, wooden flooring, double glazed window, revealed brickwork, internal door to:

Lounge

12'11" x 11'3" (3.94 x 3.43)

Including the chimney breast, radiator, tv point, double glazed window to front aspect, arched access to:

Inner Lobby

Under stairs cupboard and meter cupboard, arched access to:

Dining Room

12'11" x 11'2" (3.94 x 3.40)

Including the chimney breast with brick fireplace and inset gas fire with side display area, radiator, double glazed window to rear aspect, stairs to first floor, access to:

Kitchen

13'3" x 8'2" (4.04 x 2.49 (4.03 x 2.48))

Fitted kitchen with a range of cream wall and matching base units with wood effect work surface over, part tiled walls, tile effect vinyl flooring, single drainer stainless steel sink unit, recess with electric cooker point and extractor hood over, space and plumbing for a washing machine, radiator, wall mounted gas boiler, double glazed window and part double glazed pvc entrance door to rear, door to:

Bathroom

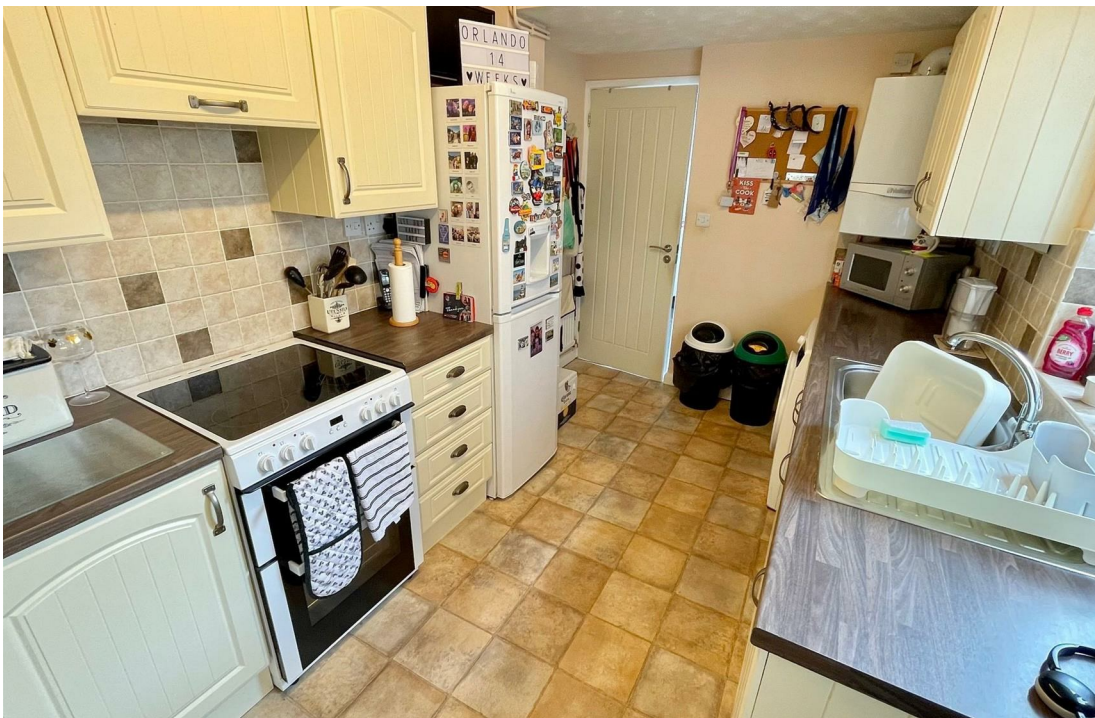
8'8" x 7'7" (2.64 x 2.31)

With dividing wall between the low level wc and main bathroom with a curved panel bath with shower over and aqua panels to shower area, vanity unit with inset wash basin and adjacent storage cupboards, wall mounted mirror with heated glass, chrome towel rail/radiator, extractor fan, frosted double glazed window to rear aspect, recessed spot lights.

First Floor Small Landing

Doors leading off to:





Bedroom 1

12'11" x 11'3" (3.94 x 3.43)

Including the chimney breast plus built in cupboard, radiator, tv point, double glazed window to front aspect.

Bedroom 2

12'11" x 11'2" (3.94 x 3.40)

Including the chimney breast plus built in cupboard, double glazed window to rear aspect, radiator, tv point, door to:

Bedroom 3

9'9" x 8'4" (2.97 x 2.54 (2.98 x 2.55))

Double glazed window to rear aspect, radiator, tv point.

Outside

To the front of the property is a walled forecourt. To the rear is a generous enclosed garden which faces a westerly direction and is low maintenance with a paved suntrap patio and artificial grass. A gate leads to a rear service passageway and the south side boundary benefits from a new timber panelled fence. Garden storage shed.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

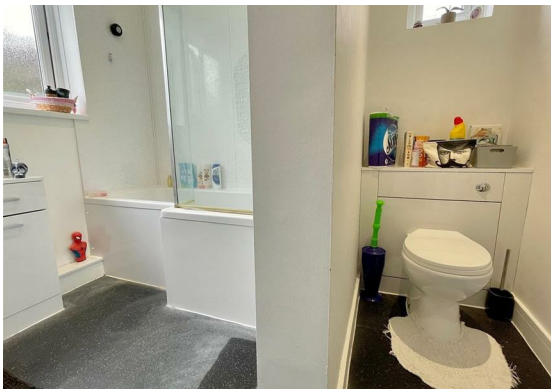
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital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

Directions

From the Yarmouth office head west over the Haven Bridge, at the traffic lights turn left into Southtown Road, turn right into Station Road, as the road bends round to the left continue into Stafford Road where the property can be found on the right hand side.

EPC Rating - D (60)

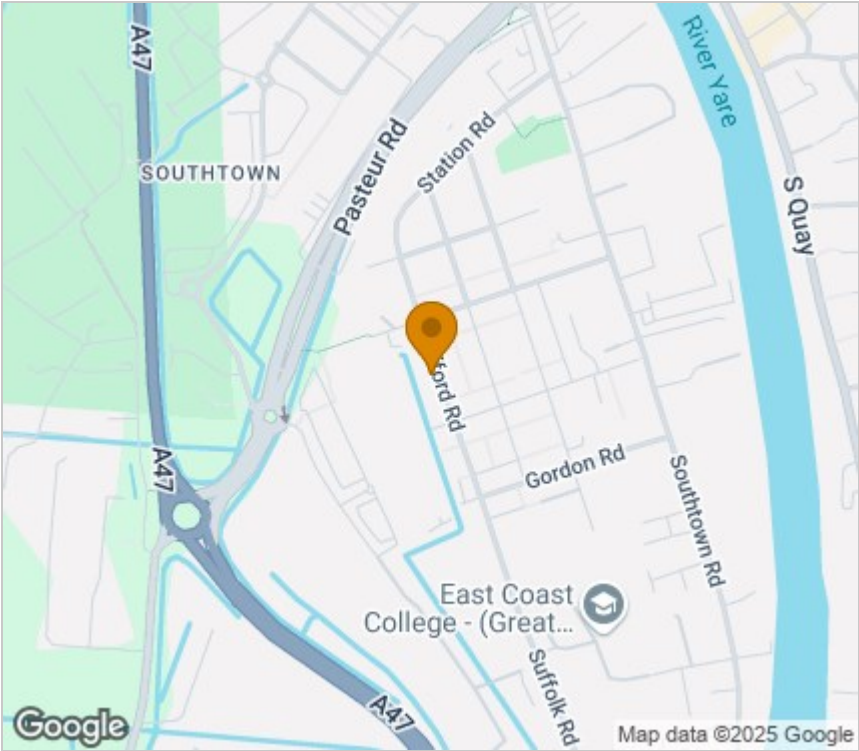
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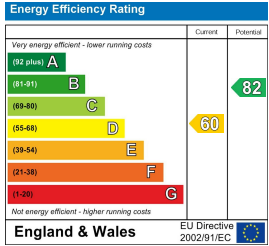
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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