

**Aldreds**  
Estate Agents



16 Stafford Road  
Great Yarmouth, NR31 0EX  
£152,000





## 16 Stafford Road

With all three bedrooms leading off landing and a good sized rear garden, Aldreds are pleased to offer this newly renovated bay fronted terrace house sitting in Southtown. The property has a new kitchen & bathroom, has had walls replastered and new internal doors & skirting boards. The ground floor offers, two reception rooms, kitchen, utility lobby and a bathroom. The house has been redecorated and recarpeted. Gas central heating and double glazing. No chain.

### Dining Room

10'8" x 9'8" plus bay (3.26 x 2.97 plus bay)

Stairs to landing, under stair cupboard, double glazed window to front aspect, door to front, radiator

### Lounge

10'11" x 10'8" (3.34 x 3.26)

Door to rear garden, radiator

### Kitchen

10'6" x 6'0" (3.22 x 1.84)

Base units with worktops, double glazed window to side aspect, tiled floor, integrated fridge/freezer, sink with drainer, electric hob, electric oven, radiator

### Utility Lobby

Wall mounted gas boiler, plumbing for washing machine

### Bathroom

6'0" x 5'0" (1.83 x 1.53)

Panel bath with shower over, hand basin, low level WC, opaque double glazed window to rear aspect, radiator

### Landing

All three bedrooms leading off

### Bedroom 1

11'4" x 10'11" (3.47 x 3.33)

Double glazed window to front aspect, radiator





### Bedroom 2

10'11" x 7'10" (3.34 x 2.41)

Double glazed window to rear aspect, radiator

### Bedroom 3

10'6" x 6'0" (3.22 x 1.84)

Double glazed window to rear aspect, radiator

### Outside

Front forecourt. To the rear there is a good sized paved, decked and astro turf garden

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

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

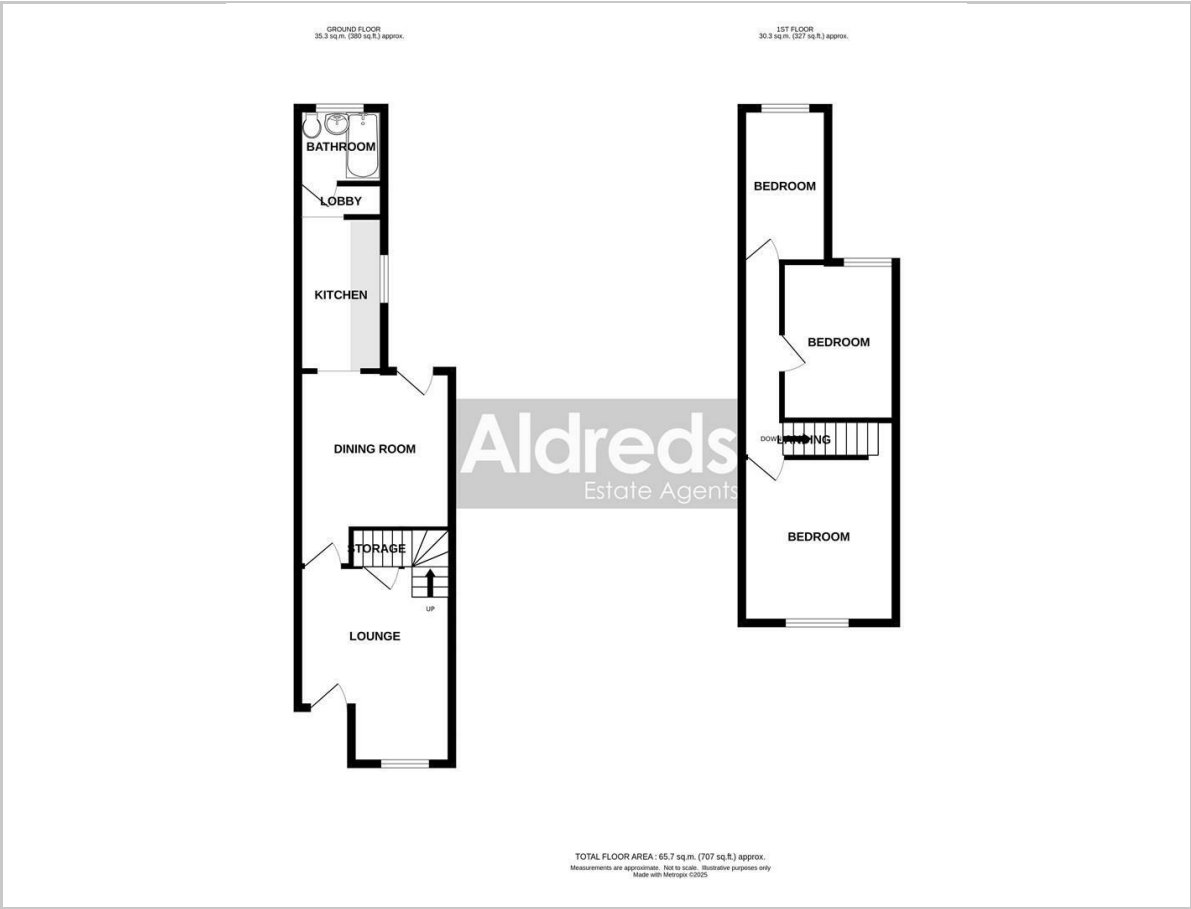
From the Yarmouth office head west over the Haven Bridge, at the traffic lights turn left into Southtown Road, turn right into Station Road, as the road bends round to the left continue into Stafford Road where the property can be found on the left hand side.

Ref Y12341/02/25





Floor Plan

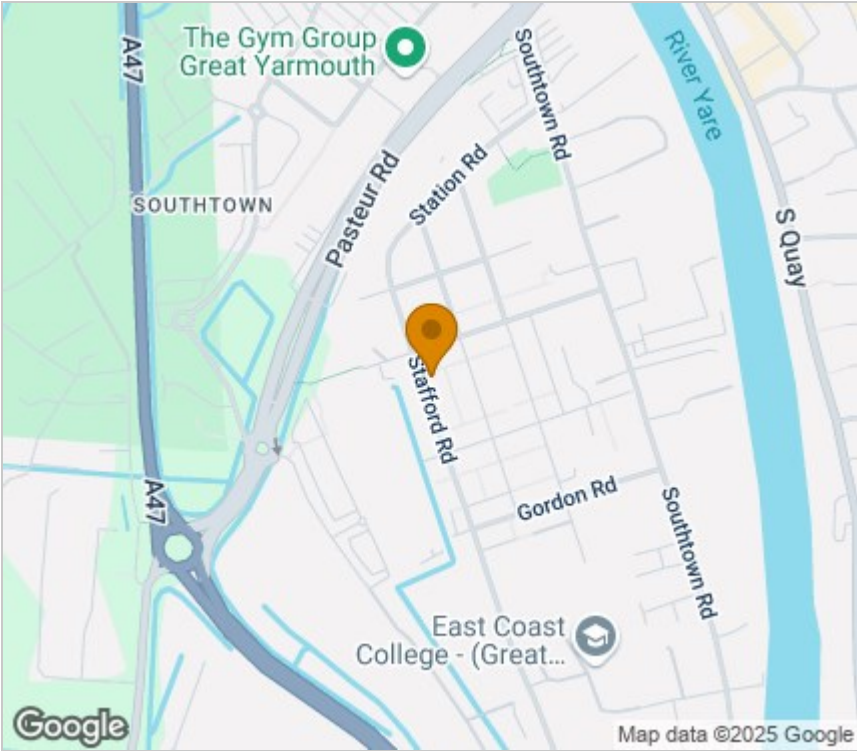


Viewing

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

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Area Map



Energy Efficiency Graph

