



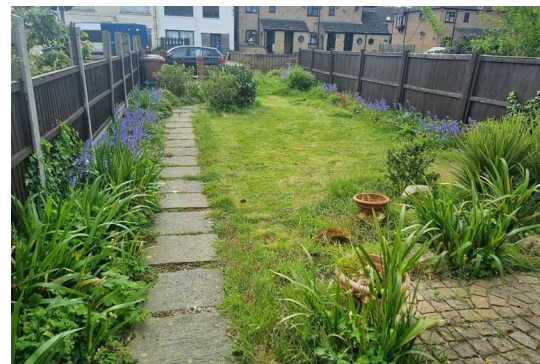
## 264 Southtown Road

, Great Yarmouth, NR31 0JJ

£170,000



A spacious three storey, five bedroom end terrace house sitting on Southtown Road. The property has gardens to front & rear. On the ground floor there is an entrance hall, lounge, dining room/sitting room, kitchen and a cloakroom. On the first floor there are three bedrooms and a bathroom with two further bedrooms on the second floor. Gas central heating and sealed unit double glazing.



### Entrance Hall

Stairs rising to landing, door to front, radiator.

### Lounge 13'11" x 12'5" (4.25 x 3.8)

Double glazed window to side aspect, radiator.

### Sitting Room/Dining Room 18'2" x 12'2" (5.55 x 3.72)

Double glazed French doors to garden, double glazed window to rear aspect, radiator.

### Kitchen 29'6" x 7'10" (9 x 2.39)

Base units with worktops, two double glazed windows to side aspect, door to garden, electric hob, electric oven, sink with drainer, door to

### Cloakroom

Hand basin, low level; WC, double glazed window to rear aspect, radiator.

### Landing

Stairs to second floor.

### Bedroom 1 13'11" x 11'1" (4.25 x 3.39)

Double glazed window to front aspect, radiator.

### Bedroom 2 12'1" x 10'0" (3.7 x 3.06)

Double glazed window to rear aspect, radiator.

### Bedroom 3 6'11" x 6'8" (2.13 x 2.04)

Double glazed window to front aspect, radiator.

### Bathroom

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

### Second Floor Landing

Velux window.

### Bedroom 4 11'8" x 8'10" (3.56 x 2.7)

Double glazed window to rear aspect, radiator.

### Bedroom 5 11'6" x 8'7" (3.52 x 2.63)

Double glazed window to rear aspect, radiator.

### Outside

To the front there is a pathway to front door and a lawned garden with bushes and shrubs. To the rear there is a lawned garden and patio.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage

### Council Tax

Band B

### EPC

F Rating - 30

### 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

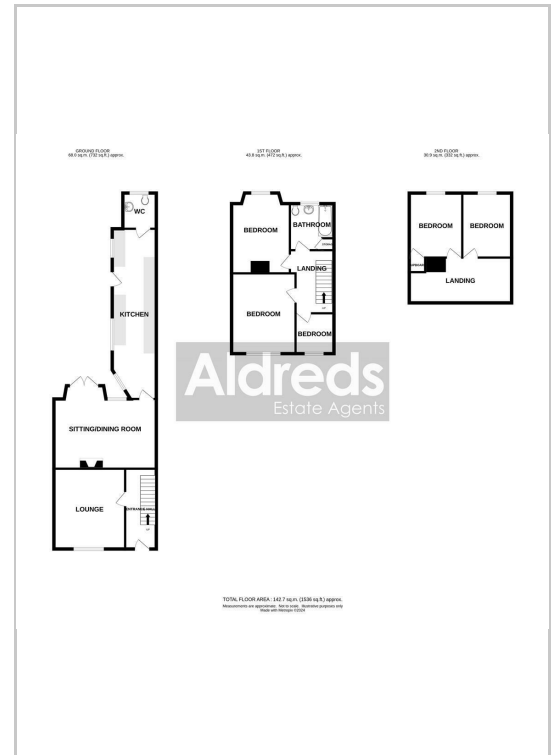
Head West over Haven Bridge and turn left on to Southtown Road where the property is on the left.

Ref Y12058/04/24

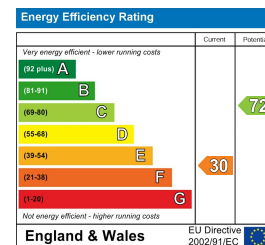
## Area Map



## Floor Plans



## Energy Efficiency Graph



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