

Aldreds
Estate Agents

72 Lyndford Road, Stalham, NR12 9BD

£175,000





72 Lyndford Road

Stalham, NR12 9BD

- Spacious Mid Terrace House
- Conservatory
- Garage En-Bloc
- Ideal First Time Buyer/Investment Purchase
- Two Bedrooms
- Nicely enclosed Garden
- Popular Broadland Town
- Be Quick To View!

Aldreds are pleased to offer this nicely presented two bedroom terraced house situated in the popular Broadland town of Stalham. This well appointed property offers accommodation including an entrance hall, lounge/diner, kitchen, conservatory, two bedrooms and first floor bathroom. The property offers controllable electric heating, uPVC sealed unit double glazed windows, a nicely enclosed rear garden and a garage en-bloc. An ideal First Time Buy or Investment purchase. Early internal viewing is highly recommended to appreciate.

£175,000



Entrance Porch

Part glazed entrance door, door giving access to;

Lounge 18'2" x 10'11" (5.55m x 3.34m)

Window to front aspect, power points, telephone point, television point, wall mounted controllable electric heater, stairs to first floor landing, door giving access to;

Kitchen 10'11" x 8'10" (3.34m x 2.7m)

With a range of fitted kitchen units with rolled edge work surface and tiled splash back, integrated electric oven, ceramic hob and extractor, sink drainer, rear inward facing window, tiled floor, part glazed door giving access to;

Conservatory 8'11" x 7'4" (2.74m x 2.25m)

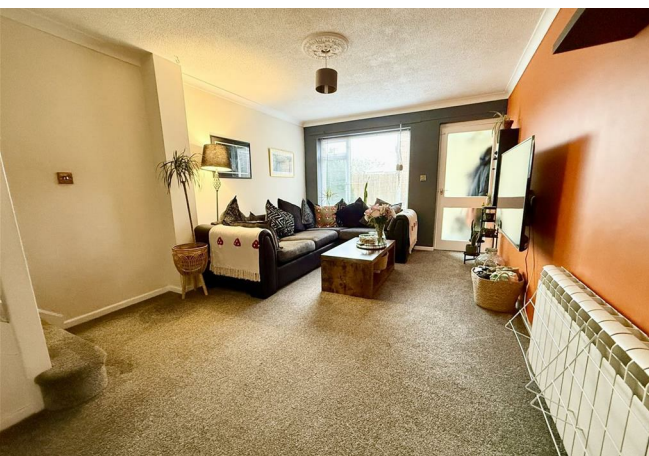
Tiled flooring, power points, glazed French doors leading to rear garden.

First Floor Landing

Airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Bedroom 1 10'11" x 8'10" (3.34m x 2.71m)

Window to front aspect, power points, telephone point.





Bedroom 2 10'11" x 8'10" (3.34m x 2.71m)

Window to rear aspect, power points.

Bathroom

White suite comprising of panelled bath with electric shower over, low level w.c., pedestal hand wash basin, wall mounted electric heater, ventilation, shavers point.

Outside

The property offers well tended gardens to front and rear with a variety of well stocked shrubbery and planting. The rear garden offers raised planters and a pedestrian gate giving access to the rear onto a garage area, where the property offers a garage en-bloc.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: A.

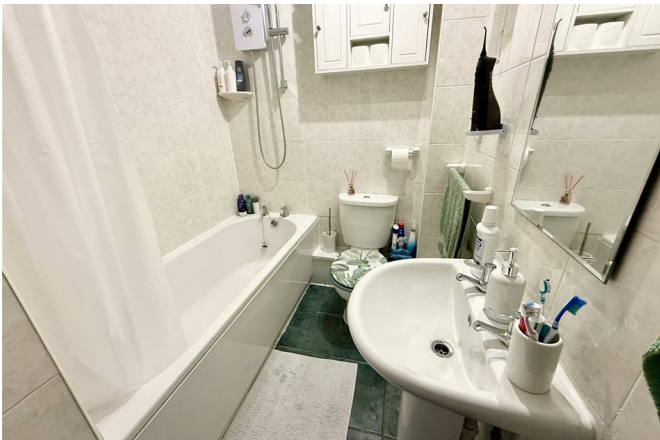
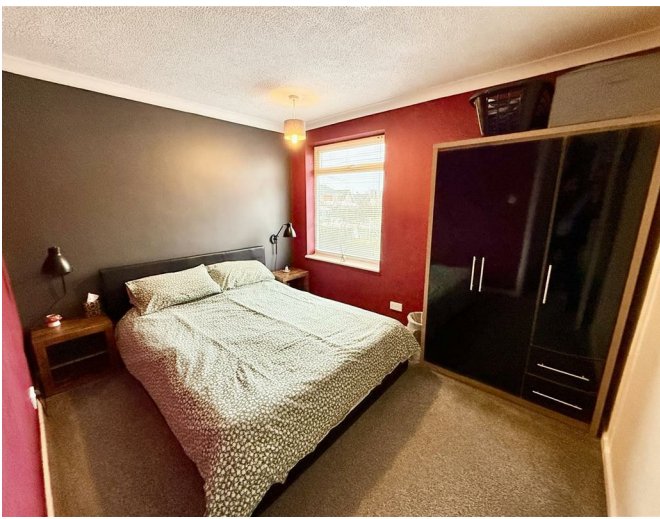
Reference

PJL/S9904

Directions

From our Stalham office, head up St Johns' Road to the junction with Brumstead Road, continue onto Brumstead Road, take the right hand turning into Lyndford Road. Proceed along Lyndford Road towards the end where parking is available on the road and the property is accessed on foot on the right hand side.





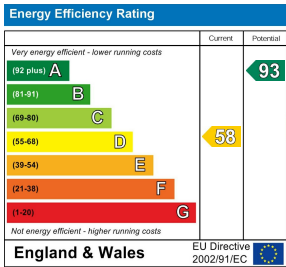
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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