

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.

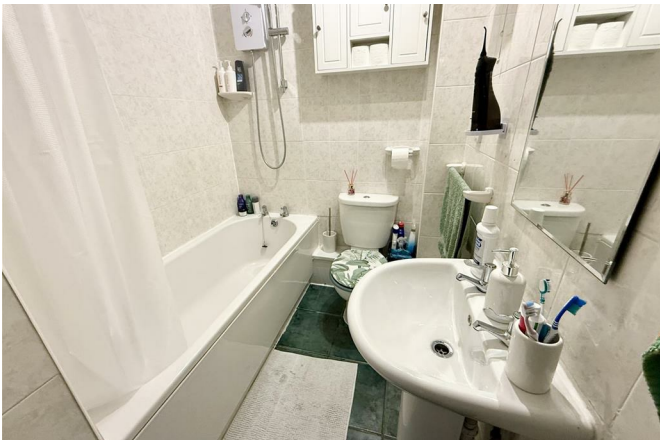
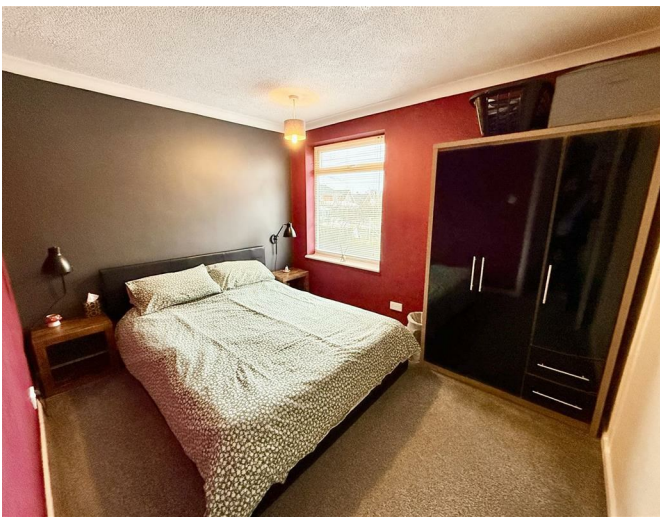
Reference

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.

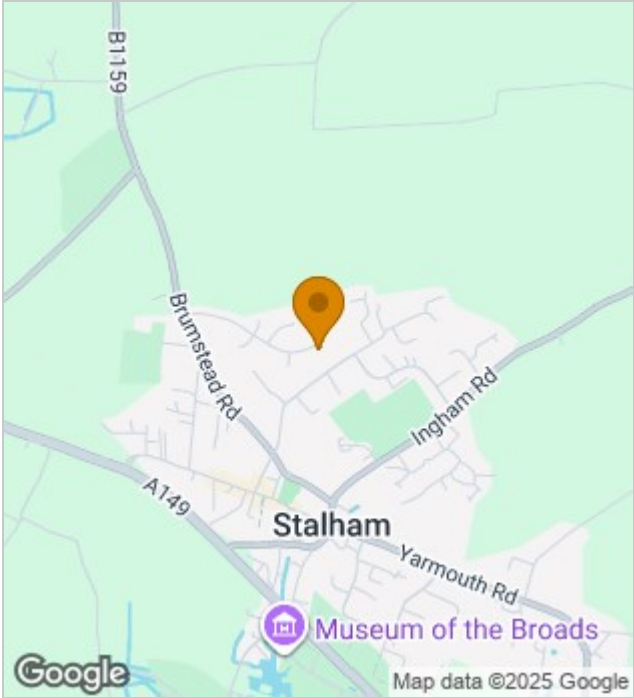




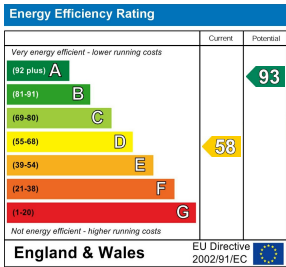
Floor Plans



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.