



Southtown Road, Great Yarmouth NR31 0DY



welcome to

Southtown Road, Great Yarmouth

FANTASTIC FAMILY HOME 6 bedroom mid terraced house, perfect family home or investment property. Benefitting from a large front driveway and gated rear access.













Outside Front

Concrete driveway providing ample off street parking, leading to front door.

Entrance Hall Laminate flooring, radiator, 2 x ceiling lights.

Lounge

22' 10" Into Bay x 11' 5" (6.96m Into Bay x 3.48m) Carpet, 2 x radiators, log burner, 2 x ceiling lights, bay window to front aspect.

Garden Room

10' 2" x 12' 8" (3.10m x 3.86m) Laminate flooring, radiator, 2 x ceiling ligths, patio doors leading to rear garden.

Dining Room

16' 11" Into Bay x 12' 9" (5.16m Into Bay x 3.89m) Carpet, radiator, fully working fireplace, 2 x ceiling lights, bay window to front aspect.

Kitchen

14' 4" Max x 14' 10" (4.37m Max x 4.52m) Tiled flooring, base and wall units, stainless steel sink, space for american fridge freezer, space for range cooker, built in microwave oven, partially tiled walls, 3 x ceiling lights, window to rear aspect, door leading to rear garden.

Utility Room

13' 2" x 5' 6" (4.01m x 1.68m) Tiled flooring, wash hand basin, space for washing machine, space for tumble dryer, base and wall units, radiator, window to side aspect, 2 x ceiling lights.

Cloakroom

Tiled flooring, wash hand basin, WC, ceiling light.

Landing

Carpet, 2 x ceiling lights, 2 x loft hatches.

Bedroom One

16' 10" Into Bay x 11' 5" (5.13m Into Bay x 3.48m) Carpet, radiator, 4 x wall lights, bay window to front aspect.

Bedroom Two

10' 11" x 11' 1" (3.33m x 3.38m) Wooden flooring, ceiling light, window to rear aspect.

Bedroom Three

17' Into Bay x 11' 5" (5.18m Into Bay x 3.48m) Carpet, radiator, 3 x wall lights, bay window to front aspect, door leading to dressing room

Dressing Room

14' 5" x 7' 10" ($4.39m \times 2.39m$) Carpet, radiator, 2 x wall lights, window to front aspect.

Bedroom Four

9' 6" x 10' 2" (2.90m x 3.10m) Carpet, radiator, 3 x wall lights, window to rear aspect.

Bedroom Five

14' 4" x 7' (4.37m x 2.13m) Carpet, radiator, ceiling light, window to rear aspect.

Bedroom Six

7' 8" x 7' 6" (2.34m x 2.29m) Carpet, radiator, ceiling light, window to front aspect.

Bathroom

Laminate flooring, bath, shower cubicle, radiator, partially tiled walls, extractor, ceiling light, window to side aspect.

Upstairs Toilet

Wooden flooring, WC, window to rear aspect, ceiling light.

Outside Rear

Large space perfect for families or for entertaining, plenty of space to extend with relevant permission. Concrete area, lawned area, decking to the side, grade II listed crinkle cut wall, gates provided rear access.





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Southtown Road, Great Yarmouth

- Six Bedrooms
- Mid Terraced House
- Downstairs Toilet & Upstairs Bathroom
- Ample Off Street Parking
- Large Garden

Tenure: Freehold EPC Rating: D

offers in excess of

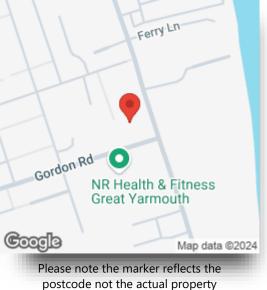
£300,000





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The Property Ombudsman

Property Ref: GTY108547 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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