



**Stafford Road, GREAT YARMOUTH NR31 0HA**



**welcome to**

**Stafford Road, GREAT YARMOUTH**

**\*\*CHAIN FREE\*\*** Three bedroom mid terraced property in Southtown, Great Yarmouth. Walking distance to local amenities and schools. Please call William H Brown to arrange your viewing.



## Lounge

11' 4" x 12' 2" ( 3.45m x 3.71m )

DG window and uPVC door to front aspect, wood laminate flooring, ceiling light, wall sockets, TV point, coved ceiling, feature brick built fireplace and door leading to hallway with stairs to first floor landing

## Dining Room

11' 5" x 12' 2" ( 3.48m x 3.71m )

DG window to rear aspect, wood laminate flooring, ceiling light, wall sockets, built in storage cupboard and coved ceiling

## Kitchen

9' 10" x 7' 6" ( 3.00m x 2.29m )

A well-appointed kitchen, with DG window and single uPVC door to side aspect, giving access to rear garden. A range of wall and units with complimentary marble effect work surfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, space for oven, plumbing for washing machine, space for free standing fridge/freezer, ceiling light, partially tiled walls, wall sockets, coved ceiling and wood laminate flooring

## Bathroom

DG opaque window to side aspect, panelled bath with mixer tap and handheld shower attachment, W/C, wash hand basin with tiled splashback, tiled flooring, partially tiled walls, ceiling light and coved ceiling

## First Floor

### Landing

### Bedroom One

12' 3" x 11' 7" ( 3.73m x 3.53m )

DG window to front aspect, carpeted flooring, ceiling light & wall sockets

### Bedroom Two

11' 5" Max x 12' 2" ( 3.48m Max x 3.71m )

DG window to rear aspect, ceiling light, wall sockets and carpeted flooring

### Bedroom Three

9' 10" x 7' 5" ( 3.00m x 2.26m )

DG window to rear aspect, carpeted flooring, wall sockets and ceiling light

## Rear Garden

An enclosed rear garden, with a sturdy timber fence and brick wall boundary. A paved pathway leads you to gated access to the rear of the property, a separate paved patio area, with plenty of space for outdoor dining.



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welcome to

## Stafford Road, GREAT YARMOUTH

- Three Bedrooms
- Mid Terraced House
- Enviaible Town Location
- Close to Amenities
- Spacious Reception Rooms

Tenure: Freehold EPC Rating: G

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GTY108704 - 0002

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