



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
Council Tax Band: A

offers in excess of

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY108704 - 0016

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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