



**80b Southtown Road, GREAT YARMOUTH NR31 0JR**

**welcome to**

**80b Southtown Road, GREAT YARMOUTH**

Modern and beautifully presented 3-bedroom detached home tucked away on a private road. Features include a brand-new kitchen, new boiler, new windows, utility room, wraparound garden, and allocated parking. Close to all amenities and offered in move-in condition.



### **Lounge**

17' 9" x 14' 1" Max ( 5.41m x 4.29m Max )

Double glazed window to front, side and rear aspect, laminate, radiator x2.

### **Kitchen**

10' 8" Max x 16' 5" Max ( 3.25m Max x 5.00m Max )

Tiled flooring, radiator, double glazed window to rear aspect, intergrated dishwasher, range cooker, cooker hood, sink and drainer, patio doors to rear garden, variety of wall and base units.

### **Utility Room**

6' 3" x 7' 7" ( 1.91m x 2.31m )

Double glazed window to side aspect, carpet, plumbing for washing machine, door to leading to rear garden.

### **Bedroom One**

14' 1" x 9' 10" Max ( 4.29m x 3.00m Max )

Laminate flooring, double glazed window to front aspect, radiator, built in wardrobe.

### **Bedroom Two**

11' 6" x 9' 6" ( 3.51m x 2.90m )

Double glazed window to front aspect, laminate, radiator, built in wardrobe.

### **Bedroom Three**

12' 2" x 7' 7" ( 3.71m x 2.31m )

Double glazed window to rear aspect, laminate, radiator, built in wardrobe.

### **W/C**

W/C, double glazed window to rear aspect, tiled flooring.

### **Bathroom**

Shower cubicle, panelled bath, wash hand basin, double glazed window to rear aspect, vinyl flooring.



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welcome to

## 80b Southtown Road, GREAT YARMOUTH

- GUIDE PRICE £260,000 - £280,000
- Brand New Boiler
- New Windows
- 3 Bedrooms
- Detached House

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GTY109494 - 0006

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