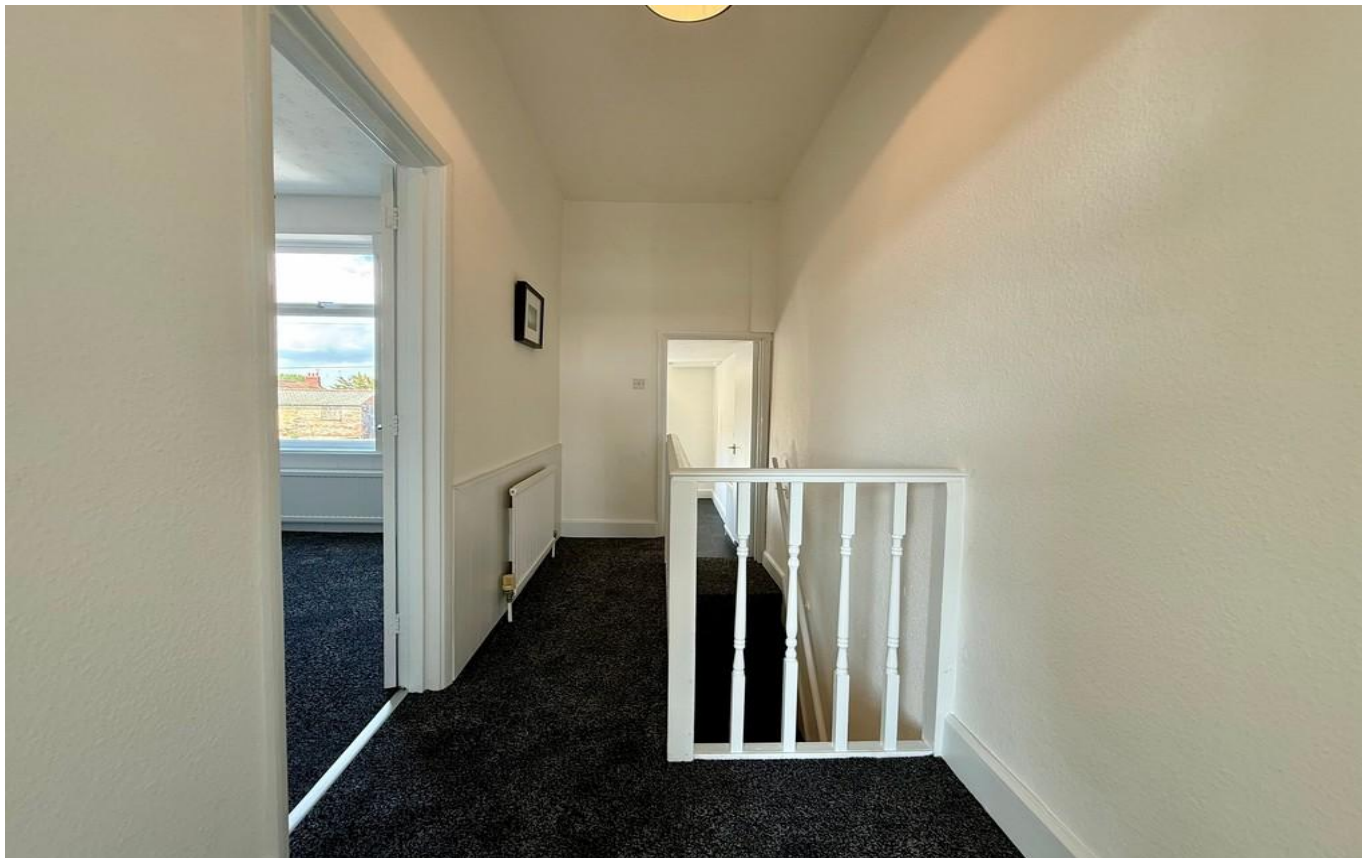




139 Southtown Road
Southtown
Great Yarmouth
NR31 0LA

£80,000
Freehold

Chain Free
Spacious First Floor Flat
Superb River Views
Gas Central Heating
Kitchen/Breakfast Room
1 Double Bedroom
Communal Gardens to Rear



****CHAIN FREE**** Bycroft Estate Agents are delighted to offer this recently refurbished 1 bedroom first floor flat, enjoying river views, situated in this central location between Gorleston and Great Yarmouth, close to shop and amenities. Accommodation comprises of communal entrance hall, lounge, kitchen/breakfast room, bathroom, bedroom, gas central heating, double glazed windows, communal rear garden.

communal entrance hall, door with stairs to:

HALLWAY

access to roof space, radiator.

LOUNGE

14' 11" x 12' 1" (4.55m x 3.68m) two windows enjoying river views, radiator.



KITCHEN/BREAKFAST ROOM

12' 2" x 7' 11" (3.71 m x 2.41 m) 'L' shaped worktop, base cupboards, built in oven with a four ring gas hob, space and plumbing for a washing machine, stainless steel one bowl sink, mixer tap, double wall unit, extractor fan, cupboard housing the Ideal gas boiler, side window, radiator, door to:

REAR HALL

UPVC door providing rear steps to communal garden, storage cupboard, door to:

BATHROOM

bath, mixer tap, shower attachment, wc, pedestal wash hand basin, tiled walls, frosted double glazed window, radiator.

BEDROOM

12' 2" x 10' 0" (3.71m x 3.05m) including two built in storage cupboards with hanging rails, vanity unit, window to rear aspect, radiator.

OUTSIDE

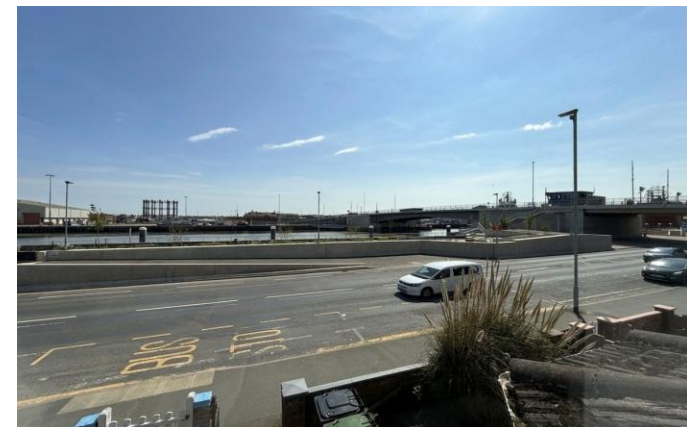
front forecourt, low wall, gate and pathway to main door, the the rear enclosed communal gardens shared with flats A and B.

COUNCIL TAX

This property is currently listed as a Band A.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000



Local Authority
Council Tax Band
EPC Rating

Great Yarmouth Borough Council
A
D

FLOOR PLAN TO FOLLOW



Gorleston
6 Baker Street
Gorleston
Norfolk
NR31 6QT

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www.bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.