

**Aldreds**  
Estate Agents

8 Stanley Terrace Middle Market Road

, Great Yarmouth, NR30 2EG

£130,000





## 8 Stanley Terrace Middle Market Road

, Great Yarmouth, NR30 2EG

Aldreds are pleased to offer this attractively presented, modernised three storey terraced house in a convenient location close to the town centre and a short walk to the sea front. The property would make an ideal first home or investment purchase with a flexible living space comprising of an open plan lounge/dining room, modern fitted kitchen, three good size bedrooms and a bathroom spread over two floors. Outside there is a rear courtyard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Lounge/Dining Room

18'6" x 11'0" (5.66 x 3.37)

Superb open plan room with a feature brick lined fireplace with wooden fire surround, double aspect double glazed windows, two radiators, tv point, telephone point, wood effect laminate flooring, stairs to first floor, door to:

### Kitchen

13'2" x 5'10" (4.02 x 1.79)

Modern fitted kitchen with white wall and matching base units with wood effect work surfaces over and matching upstand splashbacks, built in electric oven, four ring ceramic hob and extractor hood over, single drainer stainless steel sink unit, radiator, tiled flooring, recessed spot lights, space and plumbing for a washing machine, double glazed window to side aspect, part double glazed pvc rear entrance door.

### First Floor Landing

Fitted carpet, radiator, stairs to second floor, doors leading off to:

### Bedroom 1

11'2" x 10'3" (3.41 x 3.13)

Including the chimney breast and adjacent built in wardrobe cupboard, radiator, fitted carpet, double glazed window to front aspect.

### Bathroom

8'2" x 6'4" (2.50 x 1.94)

White suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, part tiled walls, vinyl flooring, radiator, double glazed window to rear aspect.

### Second Floor Landing

Fitted carpet, doors leading off to:







### Bedroom 2

11'1" x 10'3" (3.40 x 3.13)

Including the chimney breast and adjacent built in wardrobe cupboards, radiator, double glazed window to front aspect, fitted carpet.

### Bedroom 3

8'5" x 8'0" (2.58 x 2.46)

Including the chimney breast and adjacent built in wardrobe, over stairs storage cupboard, radiator, double glazed window to rear aspect, fitted carpet.

### Outside

To the rear is an enclosed courtyard with a gated access to a rear service passageway.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, at the next set of traffic lights with Sainsburys turn left into St Nicholas Road, at the next set of traffic lights turn right into Nelson Road North, turn right into Middle Market Road, Stanley Terrace can be found on the right where the property can be found on the right hand side.

Ref: Y12630/02/26/CF



Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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