



## 8 Napoleon Place, Great Yarmouth

£110,000 Freehold

Spacious mid-terraced 3-bed property in sought-after Great Yarmouth. Open-plan living area, well-equipped kitchen, utility room, shower room, 2 double bedrooms, study/3rd bedroom. Low-maintenance rear garden. A vibrant coastal town with plenty to see and do.

Council Tax band: A

Tenure: Freehold

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#### LOCATION

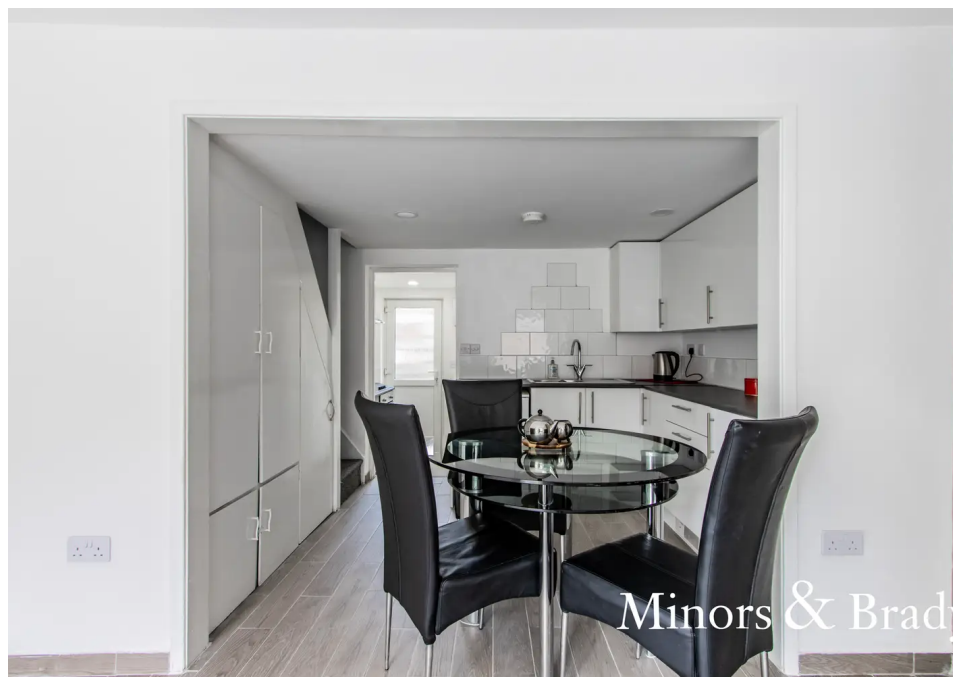
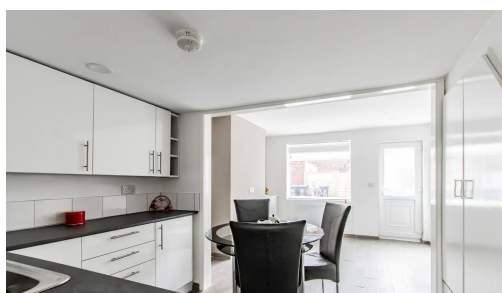
This house is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, also adjoining to the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centre, pubs, restaurants, bars, cinema, swimming pool and theme parks. The town has its own train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive). The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep-water outer harbour is now in operation.



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## NAPOLEON PLACE, GREAT YARMOUTH

Introducing this spacious mid-terraced three-bedroom property located in the sought-after area of Great Yarmouth. Boasting numerous appealing features and conveniently situated close to local amenities, this property offers a comfortable and convenient lifestyle.

As you step through the front door, you are warmly welcomed into a generous open-plan living area. This spacious layout ensures a seamless flow between the living, dining, and kitchen areas, creating an ideal space for entertaining guests or spending quality time with family. The abundance of natural light that floods through the large windows further enhances the sense of space and brightness.

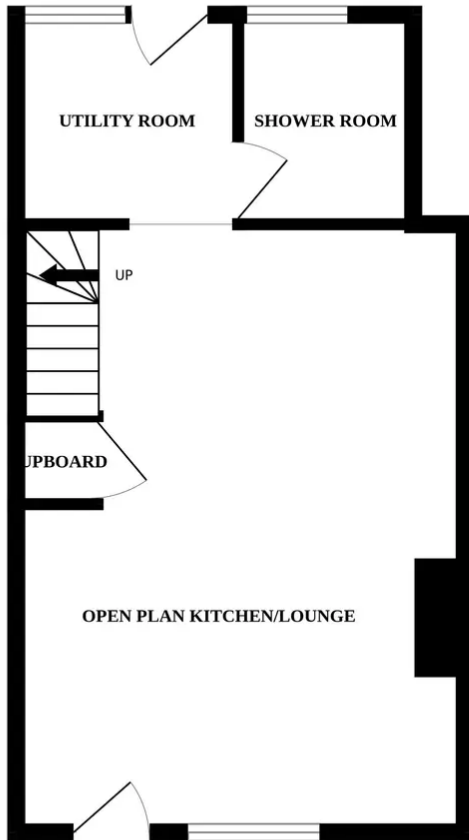
The well-appointed kitchen is equipped with modern appliances and an ample amount of storage space. A convenient utility room is also available, providing additional functionality and practicality.

The ground floor of this property further includes a well-designed shower room, offering added convenience for busy families or visiting guests.

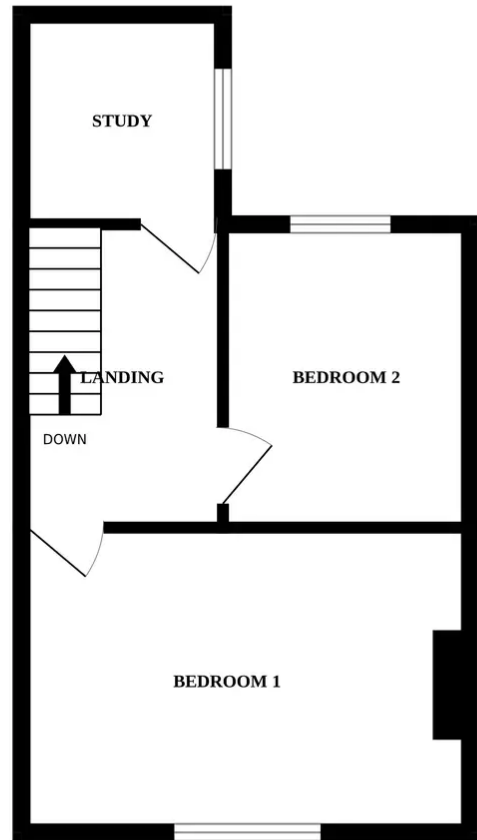
Moving upstairs, you will find two generous double bedrooms, each providing a comfortable and private retreat. In addition, an



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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