

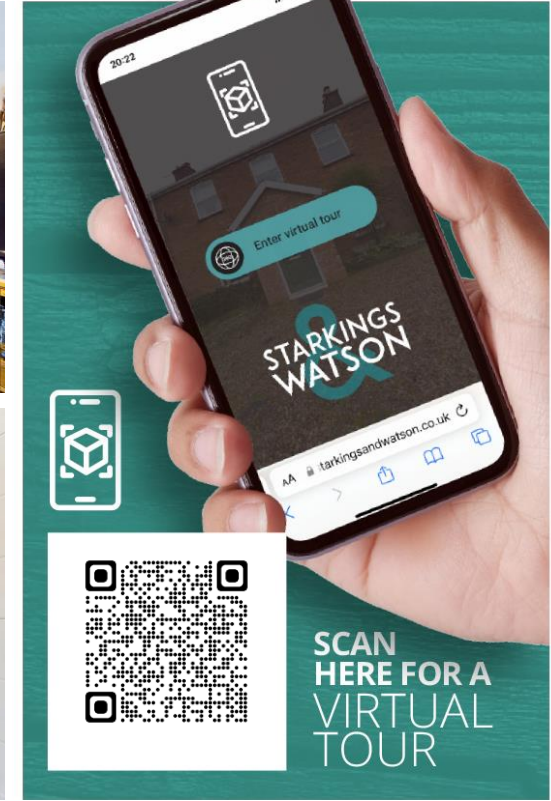
NAPOLEON PLACE

Great Yarmouth NR30 2NR

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain
- Investment with Tenants in Situ
- Mid-Terrace Home
- Open Plan Living
- Fitted Kitchen
- Two Bedrooms
- Bathroom with Shower
- Courtyard Garden

IN SUMMARY

NO CHAIN - Tenants in SITU paying £625 PCM. An INVESTMENT, this mid-terrace home offers OPEN PLAN LIVING, with gas fired CENTRAL HEATING and uPVC double glazing. The accommodation includes an 18' OPEN PLAN sitting/dining room with WINDOWS to front and rear, and stairs to the top floor. The 12' KITCHEN includes storage and space for white goods. Upstairs, TWO BEDROOMS lead off the landing, along with a family bathroom, and a SHOWER over the bath. Outside, a COURTYARD GARDEN can be found with useful storage.

SETTING THE SCENE

Situated on a traditional terrace street, wrought iron railings and a low level brick wall enclosed a front hard standing courtyard, with a door to front.

THE GRAND TOUR

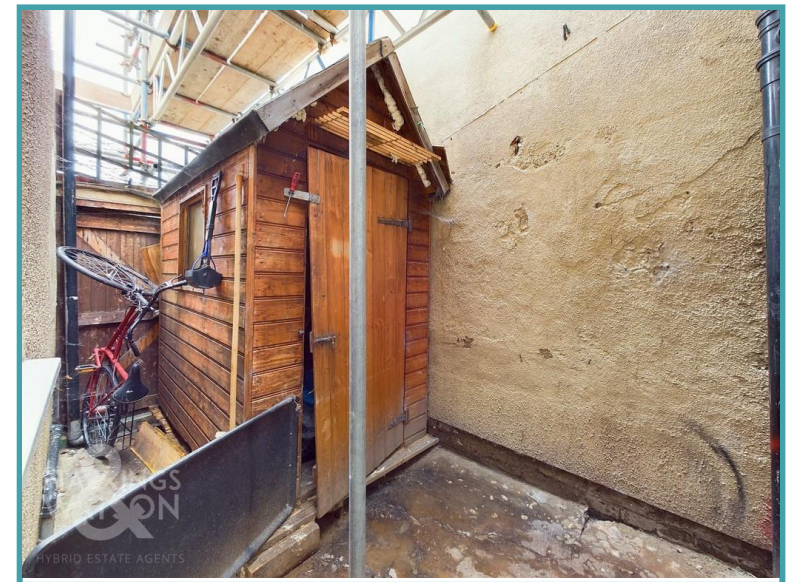
The uPVC double glazed door leads straight into the main living space, an open plan room, with wood effect flooring underfoot, and windows to front and rear. Stairs lead to the first floor, with storage under, whilst an opening takes you into the fitted kitchen. With storage to the wall and base level, an inset electric ceramic hob and built-in electric oven are included, with space for a washing machine and fridge freezer. Tiled splash backs and flooring are fitted for ease of maintenance. Heading upstairs, the landing is carpeted, with the main double bedroom facing to the front, with fitted carpet and a loft access hatch. The second bedroom faces to rear, also finished with fitted carpet. In the middle is the family bathroom, a three piece suite, including a shower over the bath, wall mounted gas fired central heating boiler and window to rear.

THE GREAT OUTDOORS

A small enclosed courtyard can be found to the rear, with a timber shed for storage.

OUT & ABOUT

Located on Napoleon Place within the heart of Great Yarmouth, you can easily walk to a vast array of local amenities, shops, schools and medical facilities. Various bus links lead in and out of the town, whilst the beach is only a short distance away.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



FIND US

Postcode : NR30 2NR

What3Words : ///softly.punks.safe

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

Price:



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GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
521.61 ft²
48.46 m²

