



Exmouth Road, Great Yarmouth - NR30 3DP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Exmouth Road

Great Yarmouth

NO CHAIN. This SPACIOUS mid-terrace HOME is situated on the OUTSKIRTS of the TOWN, with ON ROAD PARKING and an enclosed COURTYARD garden. With an OPEN PLAN layout, you step straight into the SITTING ROOM with MODERN wood effect FLOORING, with stairs leading up, and a door to the FITTED KITCHEN/dining room with UNDERSTAIRS STORAGE, and a door to the rear lobby and BATHROOM beyond. The first floor offers TWO BEDROOMS. Finished with a NEUTRAL DECOR, uPVC double glazing and gas fired CENTRAL HEATING - the property is ready to move into!



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Mid-Terrace Home
- On Road Parking
- Sitting Room with Wood Effect Flooring
- Kitchen/Dining Room
- Family Bathroom with Shower
- Two Double Bedrooms
- Enclosed Courtyard

Great Yarmouth is a popular seaside town situated on the East Coast of Norfolk. It has been a seaside resort since 1760, and is the gateway from the Norfolk Broads to the sea. The town is located with excellent transport links around the county and into Norwich by both road and rail. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

SETTING THE SCENE

A hard standing courtyard frontage with a brick wall and wrought iron gate leads to the front door.



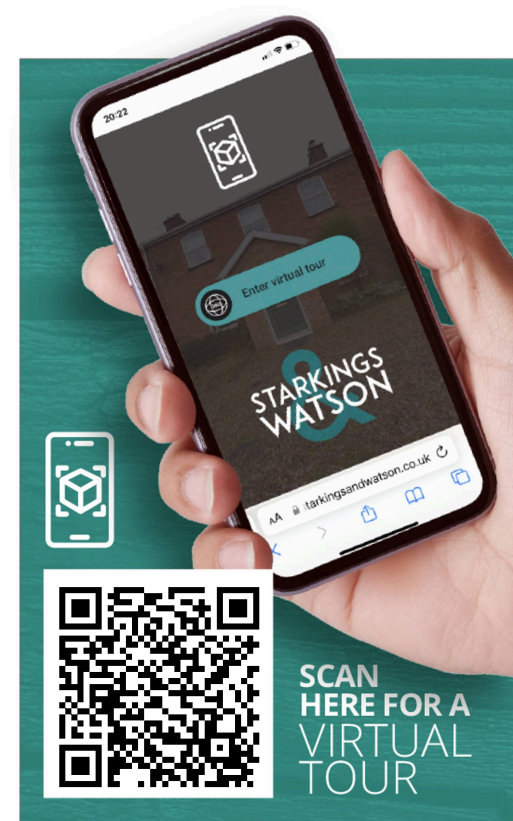
THE GRAND TOUR

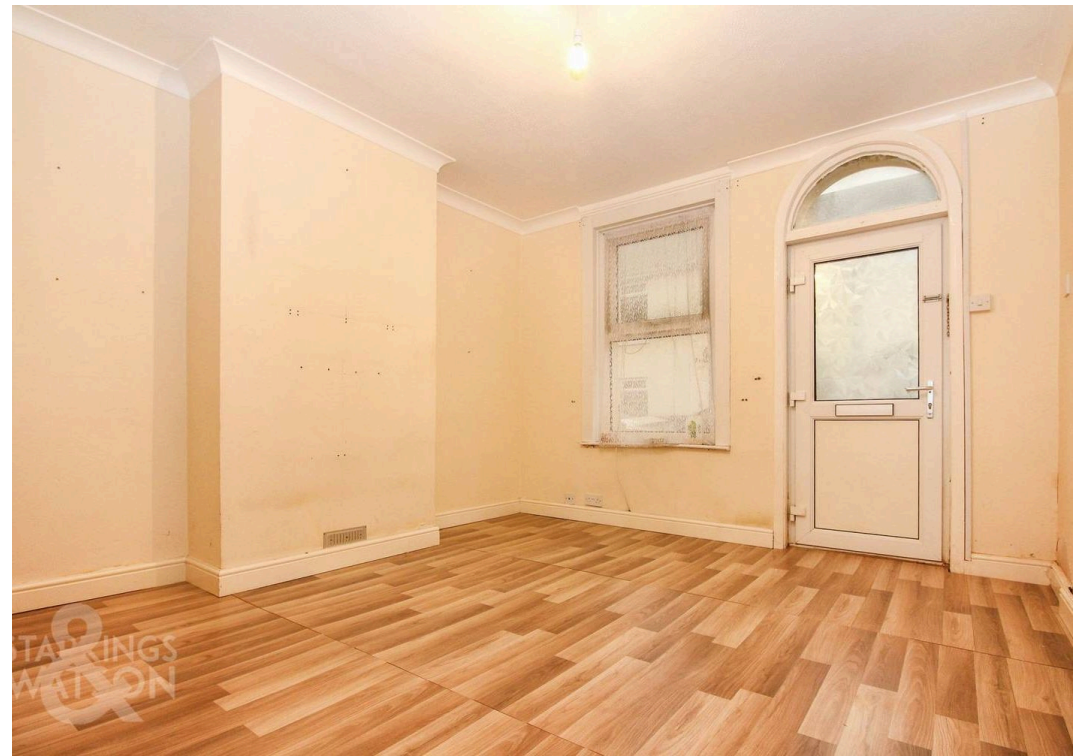
The property offers an easy to maintain interior, starting with the sitting room which is complete with wood effect flooring and a double glazed window to front. The inner hall offers stairs to the first floor, whilst the kitchen/dining room sits beyond. With a range of kitchen units, space is provided for general white goods and an electric cooker. Tiled splash backs run around the work surface, with wood effect flooring under foot. The family bathroom completes the ground floor, with a three piece suite including tiled splash backs and a shower over the bath. Upstairs both bedrooms are finished with fitted carpet and a built-in storage cupboard.

FIND US

Postcode : NR30 3DP

What3Words : ///august.gears.scared

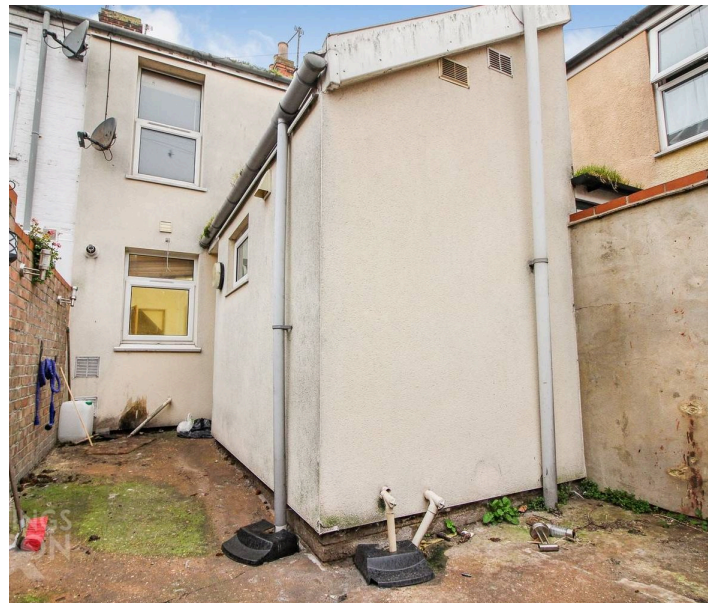






Garden

The rear lobby leads to an enclosed hard standing courtyard, with gated access to rear.





STARKINGS & WATSON
 Ground Floor
 Approximate Floor Area
 370 sq. ft
 (34.37 sq. m)

First Floor
 Approximate Floor Area
 308 sq. ft
 (28.61 sq. m)

Approx. Gross Internal Floor Area 678 sq. ft / 62.98 sq. m



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Disclaimer: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.