



Napoleon Place, Great Yarmouth,

Guide Price £85,000 Freehold

Energy Efficiency Rating : 73

- ✓ Mid-Terrace Home
- ✓ Open Plan Living
- ✓ Immaculate Presentation
- ✓ Modern Kitchen
- ✓ First Floor Bedroom & Bathroom
- ✓ Ideal First Time Buy
- ✓ Town Centre Location
- ✓ Close to Amenities

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





IMMACULATE OPEN PLAN LIVING in the centre of GREAT YARMOUTH and close to the SEA FRONT. With durable laminate flooring throughout the ground floor and a MODERN KITCHEN, this SPACIOUS starter home is a must see for the first time buyer getting onto the property ladder. Stepping inside, the property comprises an open plan SITTING ROOM, DINING ROOM and KITCHEN to the ground floor, with the DOUBLE BEDROOM and MODERN BATHROOM to the first floor, with low maintenance gated front gardens, uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING.

LOCATION

The property is situated within Great Yarmouth town, situated on the East Coast of Norfolk. 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR30 2NR), but to help you...Upon entering Great Yarmouth from the A149 roundabout passing Asda take the third exit onto North Quay. Follow along South Quay, turning left onto Nottingham Way. Follow Nottingham Way, turning right and first left onto St Peters Road - following towards the beach. Napoleon Place can be on the left hand side where you can find the property indicated by our For Sale board.

A hard standing courtyard with brick walled frontage leads to the main property.

uPVC double glazed entrance door to:

SITTING ROOM

11' 4" x 10' 4" (3.45m x 3.15m) Wood effect laminate flooring, television and telephone point, storage cupboard housing electric and gas metres along with the electric consumer unit, uPVC double glazed window to front, smooth coved ceiling, open plan to:

DINING ROOM

9' 4" x 9' 3" (2.84m x 2.82m) Continued wood effect laminate flooring, radiator, built-in storage cupboard, smooth ceiling with recessed spot lights, opening to:

KITCHEN

11' 3" x 5' 6" (3.43m x 1.68m) Modern fitted range of wall and base level units with complementary square edge solid oak work surfaces and inset sink and drainer unit with mixer tap, tiled splash-backs, space for free standing electric cooker, continued wood effect laminate flooring, space for fridge freezer and washing machine, wall mounted gas fired central heating boiler, uPVC double glazed window and door to rear, smooth ceiling with uPVC double glazed sky light and recessed spot lights, door to:

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth ceiling with loft access hatch, doors to:

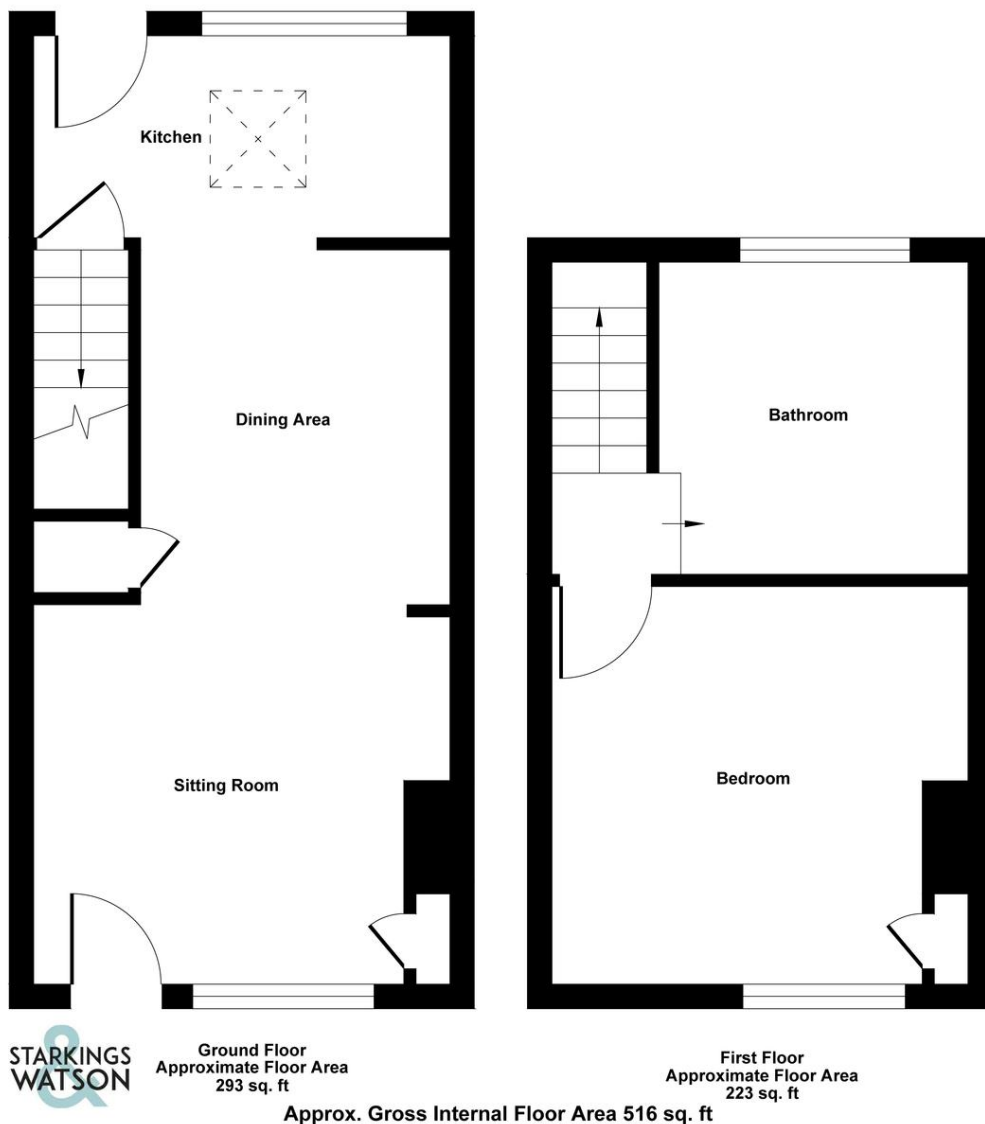
DOUBLE BEDROOM

11' 4" x 10' 7" (3.45m x 3.23m) max Fitted carpet, radiator, built-in storage cupboard, uPVC double glazed window to front, smooth ceiling.

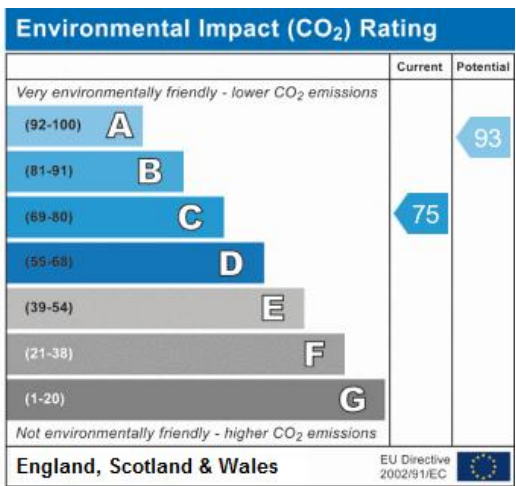
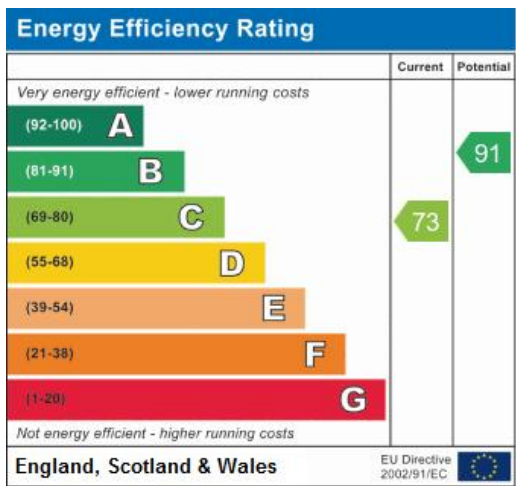
FAMILY BATHROOM

Modern white three piece suite comprising low level W.C. with hidden cistern, hand-wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash-backs, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



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