



2 Napoleon Place

Great Yarmouth NR30 2NR

Offers Over £100,000



Aldreds are pleased to offer this centrally located, modernised two bedroom mid terrace house. The property has a spacious lounge/dining room, modern fitted kitchen and ground floor shower room. On the first floor are two bedrooms off of a small landing. Outside is a small forecourt and small rear yard. The property also benefits from gas central heating and double glazed windows and would make an ideal investment property or first home purchase. Offered Chain Free,



Lounge/Dining Room 17'9" x 11'4" (5.43 x 3.47)

Including the stairs to first floor with under stairs cupboard, natural wood latch doors, double glazed window to front aspect, revealed brickwork fireplace recess, part double glazed pvc entrance door, vinyl flooring, two radiators, tv point, open access to:

Kitchen 6'6" x 5'10" (2.0 x 1.8)

Re-fitted with white wall and matching base units with solid wood work surface over, two ring gas hob, inset stainless steel sink, electric oven, part tiled walls, part double glazed pvc door to rear, vinyl flooring, storage recess, natural wood door to:

Shower Room

Re-fitted with a tiled Shower cubicle, vanity unit with hand wash basin, low level WC, sky light, tiled walls, vinyl flooring, radiator.

First Floor Landing

Revealed sealed brick work to walls, wooden latch doors to:

Bedroom 1 10'7" x 10'2" (3.24 x 3.11)

Plus two storage cupboards, radiator, double glazed window to front aspect.

Bedroom 2 8'1" x 6'6" (2.47 x 2.0)

Double glazed window to rear aspect, radiator, access to the loft space, wall mounted gas combination boiler.

Outside

To the rear is a small enclosed yard area with a gate on to the rear service passageway.

Agents Note

The photos provided are for indicative purposes and were taken in 2021, with the main fixtures and material content the same as shown.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

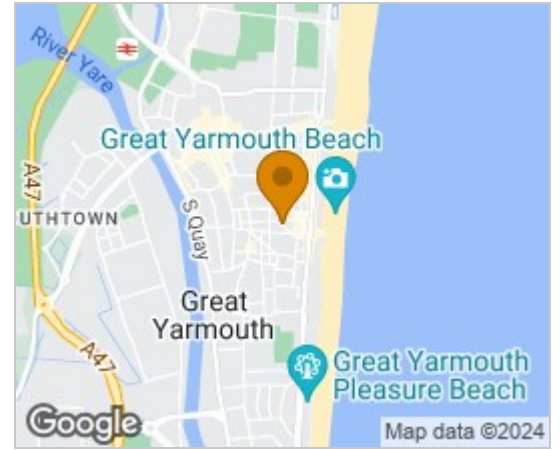
Location

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 * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, continue over the mini roundabout, turn sharply to the left into Napoleon Place where the property can be found on the right hand side.

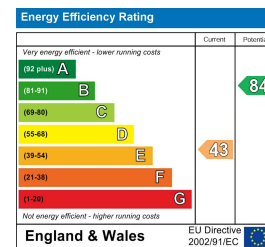
Area Map



Floor Plans



Energy Efficiency Graph



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