



**Aldreds**  
Estate Agents



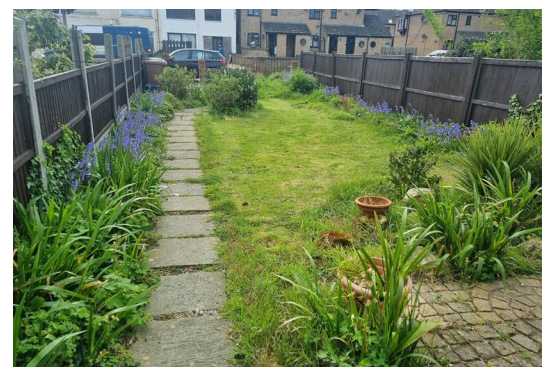
## 264 Southtown Road

, Great Yarmouth, NR31 0JJ

£170,000



A spacious three storey, five bedroom end terrace house sitting on Southtown Road. The property has gardens to front & rear. On the ground floor there is an entrance hall, lounge, dining room/sitting room, kitchen and a cloakroom. On the first floor there are three bedrooms and a bathroom with two further bedrooms on the second floor. Gas central heating and sealed unit double glazing.





Entrance Hall

Stairs rising to landing, door to front, radiator.

Lounge 13'11" x 12'5" (4.25 x 3.8)

Double glazed window to side aspect, radiator.

Sitting Room/Dining Room 18'2" x 12'2" (5.55 x 3.72)

Double glazed French doors to garden, double glazed window to rear aspect, radiator.

Kitchen 29'6" x 7'10" (9 x 2.39)

Base units with worktops, two double glazed windows to side aspect, door to garden, electric hob, electric oven, sink with drainer, door to

Cloakroom

Hand basin, low level; WC, double glazed window to rear aspect, radiator.

Landing

Stairs to second floor.

Bedroom 1 13'11" x 11'1" (4.25 x 3.39)

Double glazed window to front aspect, radiator.

Bedroom 2 12'1" x 10'0" (3.7 x 3.06)

Double glazed window to rear aspect, radiator.

Bedroom 3 6'11" x 6'8" (2.13 x 2.04)

Double glazed window to front aspect, radiator.

Bathroom

Panel bath with electric shower over, hand basin, low level WC, two opaque double glazed window to rear aspect, radiator.

Second Floor Landing

Velux window.

Bedroom 4 11'8" x 8'10" (3.56 x 2.7)

Double glazed window to rear aspect, radiator.

Bedroom 5 11'6" x 8'7" (3.52 x 2.63)

Double glazed window to rear aspect, radiator.

Outside

To the front there is a pathway to front door and a lawned garden with bushes and shrubs. To the rear there is a lawned garden and patio.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax

Band B

EPC

F Rating - 30

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

Head West over Haven Bridge and turn left on to Southtown Road where the property is on the left.

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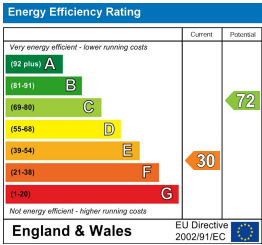
Area Map



Floor Plans



Energy Efficiency Graph



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