



9 Stanley Road, Great Yarmouth  
£140,000

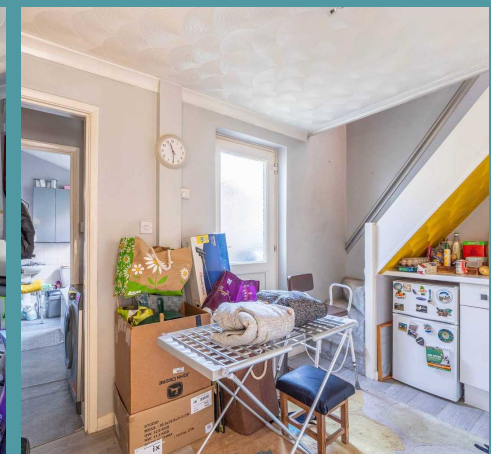
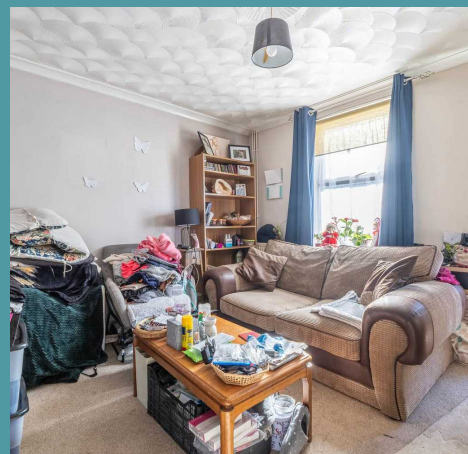
# 9 Stanley Road

## Great Yarmouth

This two-bedroom home is an excellent choice for first-time buyers, small families, or investors. It offers a spacious and bright living area, a modern kitchen, and a convenient ground-floor bathroom. The property is well-maintained throughout, with two comfortable bedrooms on the first floor. Outside, the front garden is welcoming, with off-road parking, while the rear garden is low-maintenance and perfect for relaxing. With a newly installed boiler and move-in-ready condition, this home is a great investment opportunity.

### The Location

Situated on Stanley Road in Great Yarmouth, NR30, this property benefits from an excellent location in a popular coastal town. Great Yarmouth is well-known for its rich maritime history, beautiful sandy beaches, and vibrant seafront attractions, all within easy reach of the property. Local amenities such as supermarkets, schools, and healthcare facilities are conveniently close by, making day-to-day life comfortable for families and professionals alike. Stanley Road also provides easy access to Great Yarmouth's town centre, offering a range of shopping, dining, and leisure options. Transport links are strong, with the A47 nearby, connecting you to Norwich and other surrounding areas. The nearby Great Yarmouth train station offers regular services to Norwich and beyond, making this location ideal for both commuting and enjoying the relaxed coastal lifestyle.





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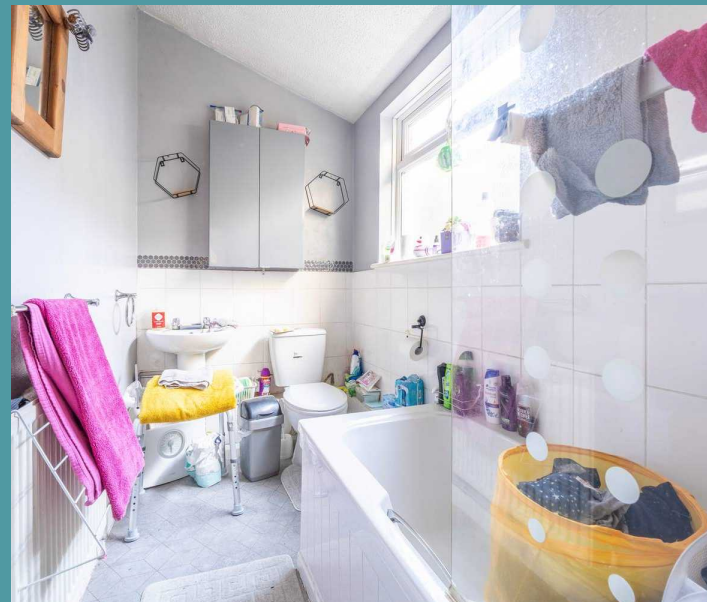
This two-bedroom home offers a perfect opportunity for first-time buyers, small families or investors.

The spacious lounge provides a cosy atmosphere with plenty of natural light through the front window, while the well-appointed kitchen features modern appliances, ample storage and direct access to the rear garden.

The downstairs bathroom, conveniently located on the ground floor, is functional space offering a bathtub with shower attachment.

Upstairs, the property boasts two generously sized bedrooms, both well-lit and tastefully decorated.

The main bedroom offers ample space for relaxation, while the second bedroom is perfect for a child's room, guest bedroom, or home office. Both rooms maintain a comfortable ambiance with carpeted flooring and central heating throughout.





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Externally, the front garden presents a welcoming feel with charming picket fencing and off-road parking. The rear garden is low-maintenance, featuring a paved area ideal for outdoor seating, as well as a storage shed for convenience. This property is not only move-in ready but also benefits from a newly installed boiler, adding to its appeal as a smart, long-term investment.

### Agents Note

Sold Freehold.

Connected to all main services.

Council Tax Band - A

- Two well-sized bedrooms off the landing
- Spacious lounge with plenty of natural light
- Well-appointed kitchen with modern appliances
- Ground-floor bathroom with bath and overhead shower
- Newly installed boiler (7 months old)
- Off-road parking at the front of the property
- Low-maintenance rear garden with a paved area
- Convenient access to local amenities and transport links



GROUND FLOOR

1ST FLOOR

