

## 106 Marlborough Green Crescent, Martham

£165,000 Freehold

We are delighted to present this inviting 2-bedroom mid-terraced house to the market, offering the advantage of no onward chain for a seamless transaction. This well-presented home is strategically designed to cater to the needs of both first-time buyers and investors alike. Located within easy reach of amenities and boasting excellent road connections to the nearby coastal towns of Great Yarmouth and Lowestoft, this property presents a fantastic opportunity for comfortable living in a well-connected setting.



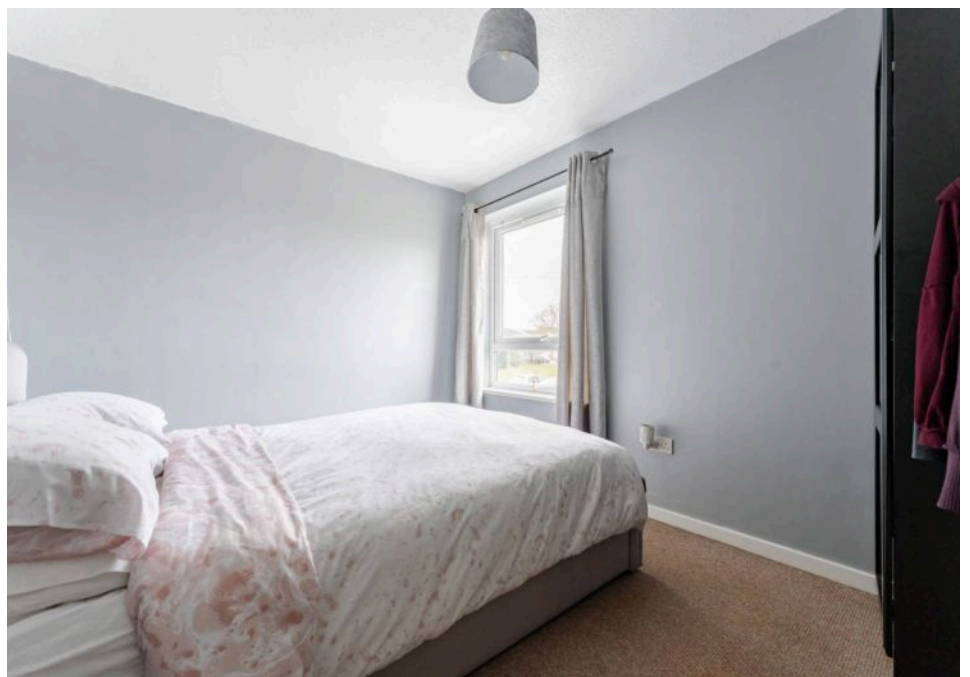
## Location

Marlborough Green Crescent is located in the charming village of Martham, nestled in the heart of the Norfolk Broads. Offering a peaceful and picturesque setting, this property is within easy reach of local amenities, including shops, schools, and public transport links. The nearby countryside provides ample opportunities for outdoor activities such as walking, cycling, and exploring the beautiful river systems of the Broads National Park. With excellent road links to the coastal towns of Great Yarmouth and Lowestoft, this home combines rural tranquility with convenient access to urban amenities, making it an ideal location for those seeking a peaceful yet connected lifestyle.



## Marlborough Green Crescent

Upon entering, you are greeted by a charming porch that leads into the sitting room, featuring a staircase to the first floor and a large window overlooking the greenery outside. The adjacent kitchen is well-appointed with ample wall and base level cabinets, providing plenty of storage space for your culinary essentials.





A delightful conservatory offers additional living space and a tranquil view of the garden, with the flexibility to accommodate utility appliances if needed.

Ascending the stairs, the landing reveals two generously sized double bedrooms on either side, offering space for rest and relaxation. The centrally located family bathroom is equipped with a three-piece suite, complete with a bath, hand wash basin, and w/c, ensuring convenience for daily routines.

Outside, the property features off-road parking for one vehicle at the front, while the non-overlooked rear garden provides a private outdoor space with a mix of patio and lawn areas, perfect for hosting gatherings or enjoying a moment of tranquillity. Additionally, a garage situated at the end of the terrace is included in the sale, offering valuable storage space or parking options.

#### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: B

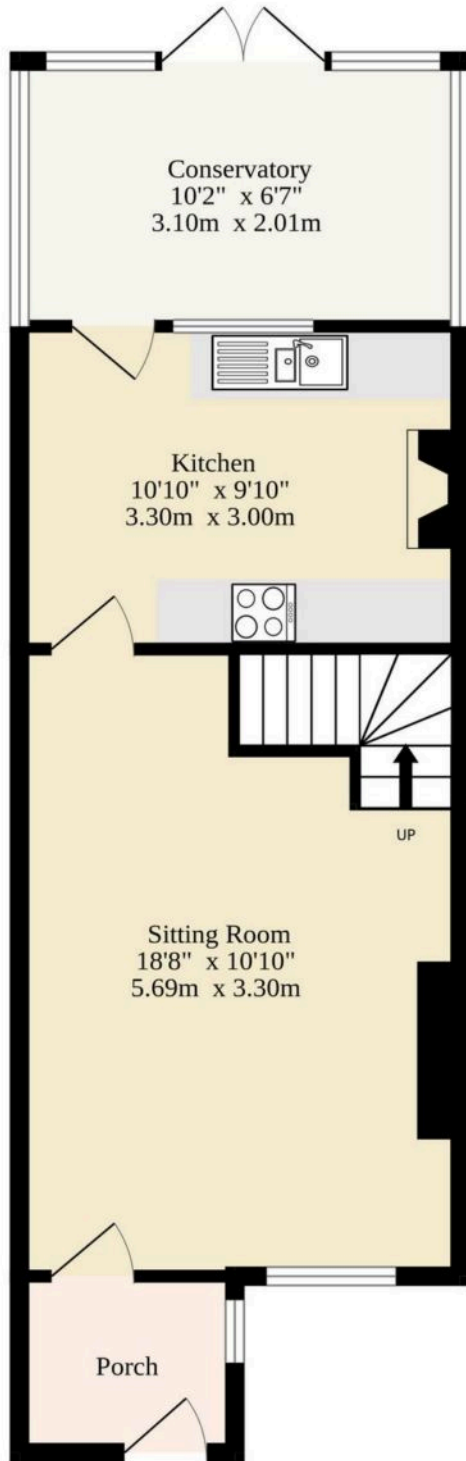
Tenure: Freehold

EPC Energy Efficiency Rating: D

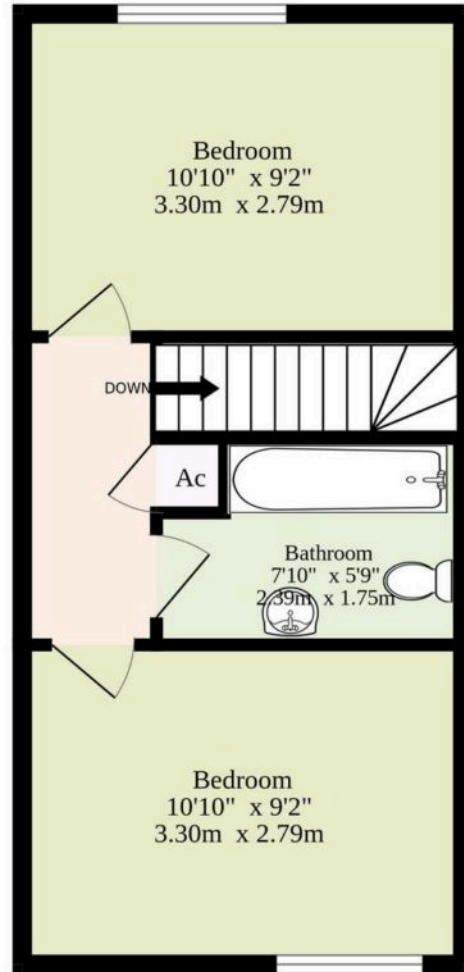
EPC Environmental Impact Rating: E



Ground Floor  
363 sq.ft. (33.7 sq.m.) approx.



1st Floor  
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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