



Alderson Road, Great Yarmouth - NR30 1QJ





## 46 Alderson Road

Great Yarmouth, Norfolk

NO CHAIN, or offered as AN IDEAL INVESTMENT OPPORTUNITY with Tenant in Situ. This MID-TERRACE HOME boasts a generous 26' SITTING/DINING ROOM, ideal for entertaining friends and family. The property features a 13' FITTED KITCHEN with a separate utility room, perfect for culinary enthusiasts. Upstairs, TWO DOUBLE BEDROOMS offer comfortable living spaces, while the large 11' FAMILY BATHROOM with a SHOWER providing convenience. Outside, a delightful COURTYARD style GARDEN is the perfect retreat, complete with brick walling to three boundaries and a rear gated access.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E



- No Chain!
- Mid-Terrace Home
- Ideal as an Investment Opportunity With tenant in Situ
- 26' Sitting/Dining Room
- 13' Fitted Kitchen with Separate Utility Room
- Two Double Bedrooms
- Large 11' Family Bathroom with Shower
- Courtyard Style Garden & On Road Parking



Located within the heart of Great Yarmouth, you can easily walk to a vast array of local amenities, shops, schools and medical facilities. Various bus links lead in and out of the town, whilst the beach is only a short walk away.

#### SETTING THE SCENE

A low level brick wall conceals a hard standing courtyard entrance, with a timber gate leading to the main entrance door.

#### THE GRAND TOUR

Once inside, the main sitting/dining room offers a large open plan space with fitted carpet flowing underfoot, front facing window, double aspect window to rear and stairs rising to the first floor landing. A door takes you to the fitted kitchen, with a galley style arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven. Space is provided for a fridge freezer with a utility room sitting beyond providing space for a washing machine, with a rear facing window.



Heading upstairs, fitted carpet runs underfoot with a loft access hatch above and doors leading to two bedrooms. The main bedroom sits at the front of the property with a front facing uPVC double glazed window, with a built-in wardrobe with sliding doors. The rear facing bedroom offers dual aspect views then ample size for a double bed. The family bathroom is a spacious room offering potential to update and modernise, whilst making use of the current four piece suite which includes a separate bath and shower cubicle, with tiled splash-backs, wood effect flooring and rear facing window.

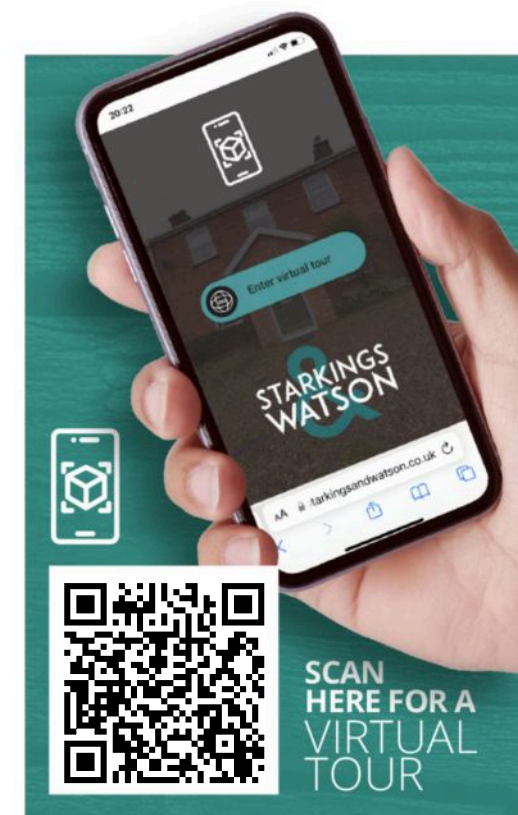
#### FIND US

Postcode : NR30 1QJ

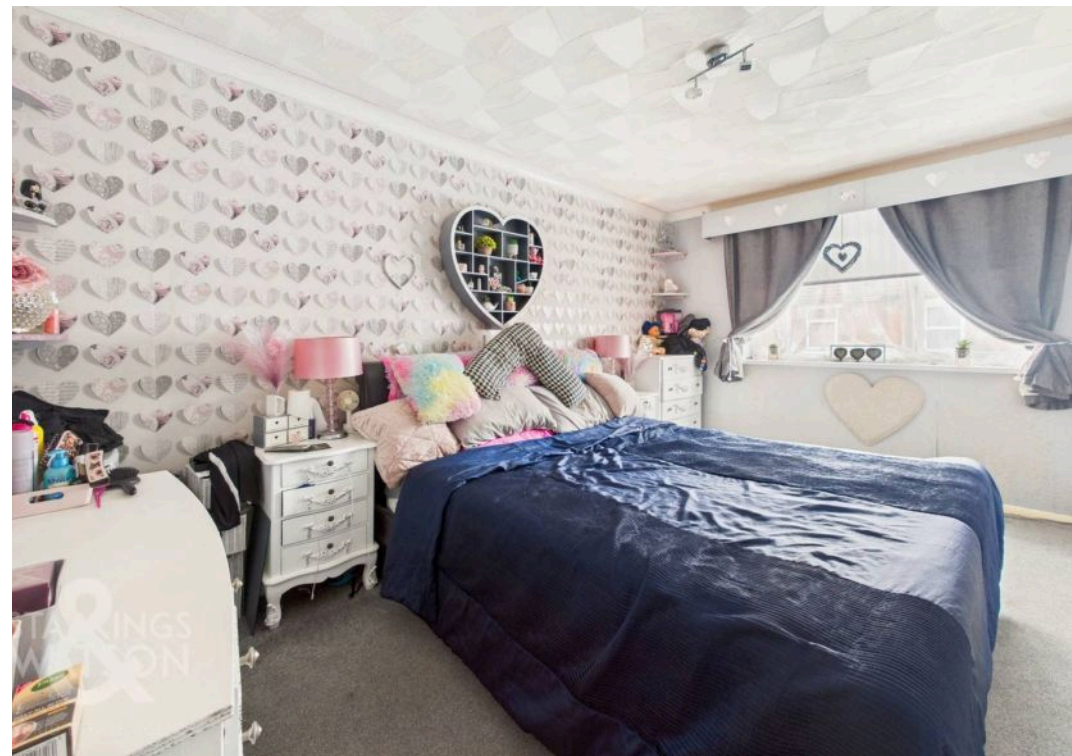
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#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







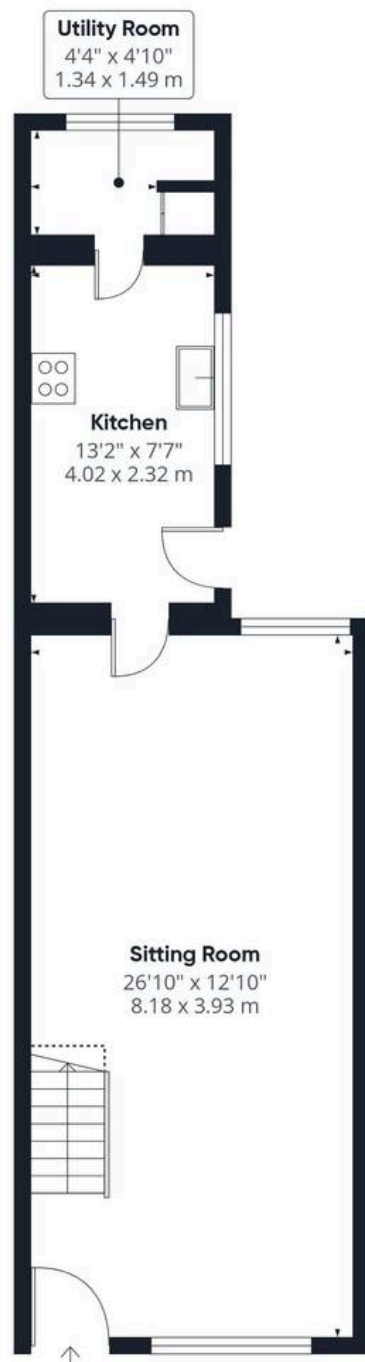




## Garden

**THE GREAT OUTDOORS** To the outside, a spacious courtyard style garden can be found with brick walling to the three boundaries, and a rear gated access. Various planting can be found in the garden, with space for potted plants and outside seating.





**Approximate total area<sup>(1)</sup>**

893 ft<sup>2</sup>

82.9 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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