

Aldreds
Estate Agents



10 Winifred Road
Great Yarmouth NR31 0BL
£125,000



10 Winifred Road

Aldreds are pleased to offer this attractively presented, spacious mid terraced house in a convenient location for the main town centre and local amenities. The property would make an ideal investment property or first home purchase and offers accommodation comprising of an entrance hall, sitting room, dining room, kitchen, rear lobby, ground floor bathroom, small landing and three double bedrooms. Outside is a sun trap forecourt and small rear yard. The property also benefits from double glazed windows and gas central heating.

Entrance Hall

Part double glazed pvc entrance door, wood effect laminate flooring, stairs to first floor, radiator, doors leading off to:

Sitting Room

11'8" x 7'10" (3.56 x 2.40)

Wall mount tv point, wood effect laminate flooring, radiator, double glazed window to front aspect.

Dining Room

11'7" x 11'6" (3.55 x 3.53)

Plus under stairs storage recess with fitted cupboards and including the chimney breast with brick fireplace, radiator, double glazed window to rear aspect, fitted carpet, sliding door to:

Kitchen

11'7" x 7'0" (3.54 x 2.14)

Fitted kitchen with wood grain finish wall and matching base units with granite effect work surfaces over, single drainer stainless steel sink unit with mixer tap, part tiled walls, tiled flooring, recess with electric cooker point, wall mounted gas fired combination boiler, double glazed window to rear aspect, part double glazed pvc rear entrance door, door to:

Rear Lobby

Tiled flooring, space for a fridge/freezer, door to:

Bathroom

White suite comprising panel bath with shower fitting over bath and aqua panel walls, wash basin, low level wc, tile effect vinyl flooring, storage recess, frosted double glazed window to side aspect,

First Floor Small Landing

Fitted carpet, doors to:

Bedroom 1

11'6" x 11'6" (3.52 x 3.51)

Including the chimney breast plus over stairs storage cupboard, radiator, tv point, fitted carpet, double glazed window to front aspect.





Bedroom 2

11'6" x 9'10", 173'10" (3.53 x 3.,53)

Including the chimney breast, fitted carpet, double glazed window to rear aspect, radiator, door to:

Bedroom 3

11'3" x 7'0" (3.43 x 2.14)

Double glazed window to side aspect, fitted carpet, radiator.

Outside

To the front of the property is a walled low maintenance sun trap court yard garden. To the rear is an enclosed yard with brick walling and a gate to a rear service passageway. Useful built in store.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

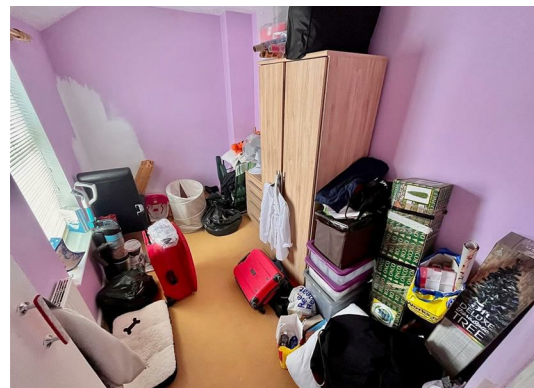
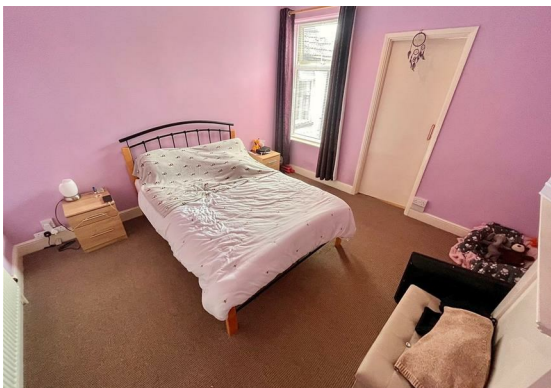
Location

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 * Racecourse * 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 west over the Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, continue on Mill Road, just before the shop turn left into Marsh Road where Winifred Road can be found on the left.

Ref: Y11844/08/23/CF



Floor Plan



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

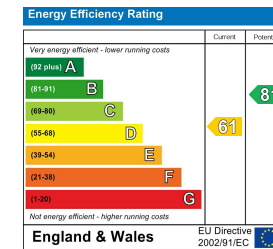
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Area Map



Energy Efficiency Graph



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