

**Aldreds**  
Estate Agents



71 Wolseley Road  
Great Yarmouth NR31 0EN  
Price Guide £140,000





## 71 Wolseley Road

\*Chain Free\* Price Guide £140,000-£150,000 Aldreds are pleased to offer this deceptively spacious mid terraced house in a popular convenient location close to local amenities and providing easy access to Great Yarmouth & Gorleston town centres. The property offers a lounge, dining room, modern kitchen, ground floor bathroom, four bedrooms. Outside there is a forecourt and generous westerly facing low maintenance garden. The property also benefits from double glazed windows and gas central heating and would make an ideal first home.

### Lounge

12'4" x 11'0" (3.77 x 3.37)

Including the chimney breast with ornate fire surround and tiled open fireplace, fitted carpet, tv point, radiator, double glazed window to front aspect, frosted double glazed pvc entrance door, door to:

### Inner Lobby

Stairs to first floor, door to:

### Dining Room

12'4" x 10'11" (3.77 x 3.33)

Plus under stairs cupboard, radiator, tv point, double glazed window to rear aspect, door to:

### Kitchen

10'8" x 8'0" (3.27 x 2.45)

Modern fitted kitchen with cream gloss wall and matching base units with wood effect work tops over, space and plumbing for a washing machine, electric cooker point, wood effect laminate flooring, part tiled walls, double glazed window to rear, frosted double glazed door to rear, access to:

### Bathroom

Suite comprising panelled bath, low level wc, pedestal wash basin, mainly tiled walls, radiator, frosted double glazed window to rear.

### First Floor Small Landing

Doors to:

### Bedroom 1

12'4" x 11'0" (3.77 x 3.37)

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

### Bedroom 2

12'4" x 10'11" (3.77 x 3.33)

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







### Bedroom 3

10'9" x 7'7" (3.30 x 2.33)

Double glazed window to rear, radiator, door to:

### Bedroom 4

7'7" x 7'2" (2.33 x 2.19 )

Double glazed window to rear aspect, wall mounted gas combination boiler (could be made a bathroom or incorporated with bedroom 3 to make one large bedroom).

### Outside

To the front of the property is a walled forecourt. To the rear is a generous low maintenance westerly facing enclosed garden with a timber shed. Gate to rear service passageway.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

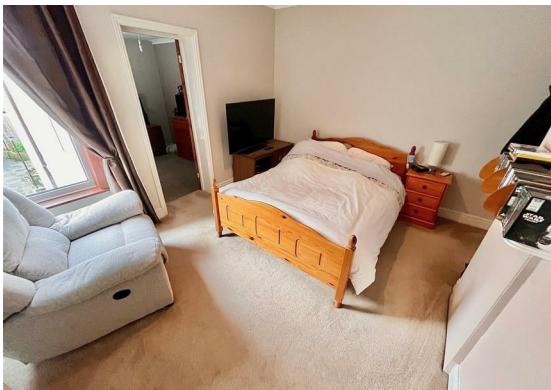
### Location

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 \* Race Course \* 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 left into Southtown Road, at next set of traffic lights turn right into Station Road, turn left into Wolseley Road where the property can be found towards the far end on the right hand side.

Ref: Y11963/01/24/CF



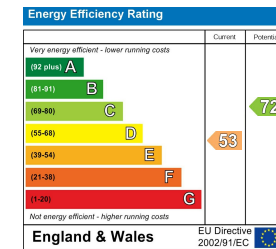
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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