

**Aldreds**  
Estate Agents



5 Victoria Cottages, Albany Road

Great Yarmouth NR31 0DZ

£160,000



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## 5 Victoria Cottages, Albany Road

Situated in a quiet tucked away location, Aldreds are pleased to offer this attractively presented and well maintained mid terraced house with the added benefit of a 100ft garden. The property is located in a convenient position for local amenities and the main town centre and offers a lounge, dining room, modern fitted kitchen, rear lobby and ground floor bathroom. On the first floor there are three good sized bedrooms. Outside there is a small courtyard and an enclosed garden with double gates providing a vehicular access point for off road parking. The property also benefits from double glazed windows and gas central heating. A rare opportunity, viewing is recommended.

### Lounge

11'10" x 11'6" (3.62 x 3.51 )

Including the chimney breast with wall mounted plasma style electric fire, double glazed window to front aspect, part double glazed pvc entrance door, wood effect laminate flooring, radiator, tv point, open access to:

### Inner Lobby

Stairs to first floor, wood effect laminate flooring, open access to:

### Dining Room

11'6" x 11'3" (3.51 x 3.43)

Including the chimney breast with moulded fire surround and marble effect backing, radiator, double glazed window to rear aspect, under stairs cupboard, wood effect laminate flooring, door to:

### Kitchen

12'1" x 6'5" (3.69 x 1.97)

Fitted with a range of modern white wall and base units with granite effect work tops over, single drainer stainless steel sink unit, vinyl flooring, part tiled walls, recess housing the electric range cooker, space and plumbing for a washing machine, double glazed window to rear, wall mounted gas combination boiler, access to:

### Rear Lobby

Tiled flooring, frosted double glazed rear entrance door, space for a fridge/freezer, door to:

### Bathroom

5'10" x 5'7" (1.80 x 1.71)

White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, part tiled walls, tiled flooring, radiator, frosted double glazed window to rear.

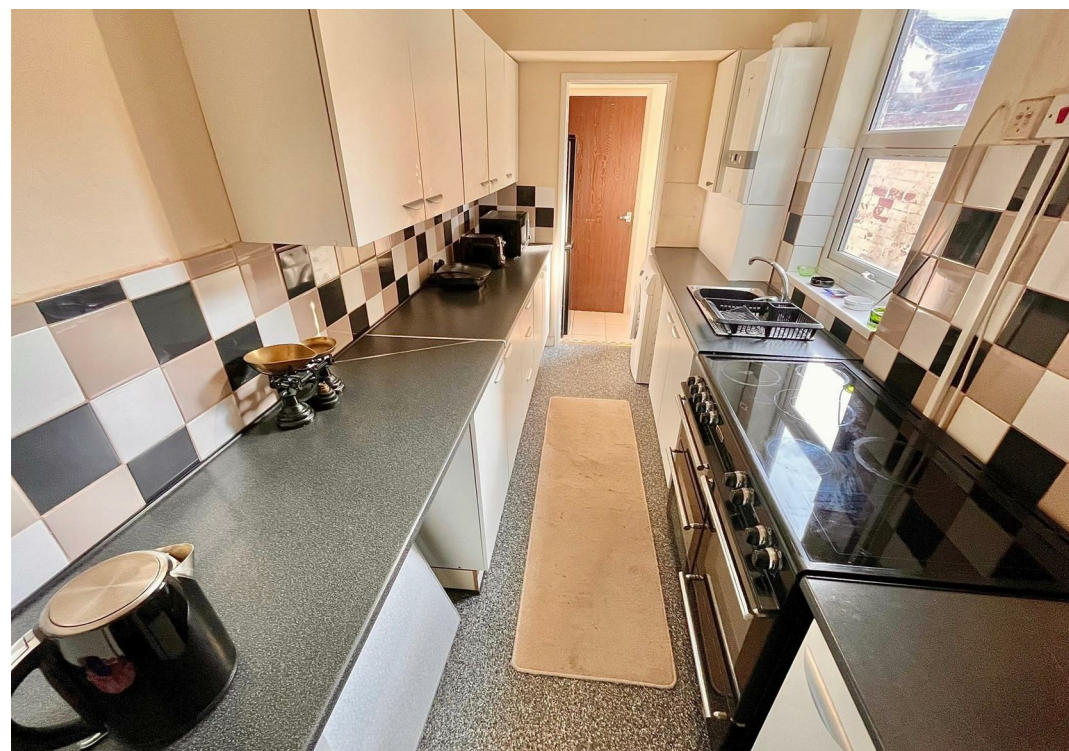
### First Floor Small Landing

Doors leading off to:

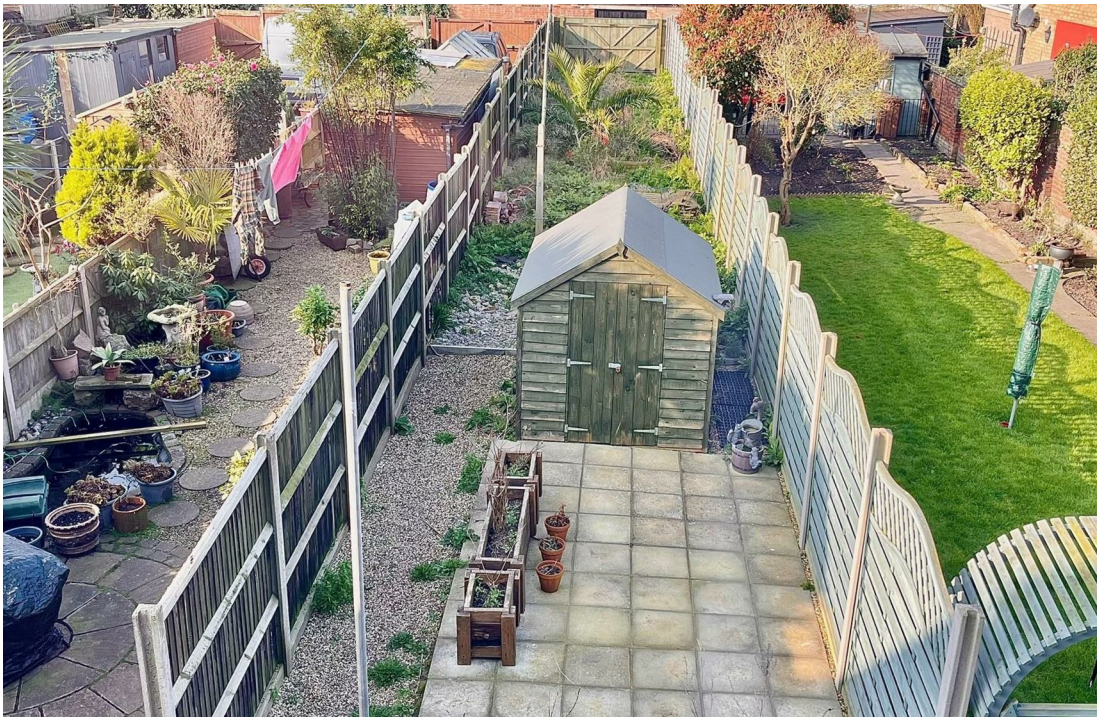
### Bedroom 1

11'10" x 11'6" (3.62 x 3.51)

Including the chimney breast with attractive original cast iron fireplace, over stairs storage cupboard, wall mount tv point, wood effect laminate flooring, radiator, double glazes window to front asepect.







### Bedroom 2

11'6" x 11'3" (3.51 x 3.43)

Including the chimney breast with an attractive original cast iron fireplace, wood effect laminate flooring, wall mount tv point, double glazed window to rear, radiator, door to:

### Bedroom 3

11'7" x 6'6" (3.55 x 2.00)

Double glazed window to rear aspect, wood effect laminate flooring, radiator.

### Outside

The property is approached via a passageway towards the eastern end of Albany Road where a gated access leads to a pedestrian right of way access to the row of cottages. At the front of the property is a small forecourt and beyond the service passageway is a fully enclosed west facing garden which is approximately 100ft in length with an area of paved sun trap patio and timber shed, beyond which is the remainder of the garden with gated vehicular access at the very rear. At the rear of the main house is a small enclosed courtyard with a gate to the 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 the next set of traffic lights turn right into Station Road, turn second left into Wolseley Road, half way down turn right into Albany Road and continue towards the far end of the road where there is a passageway signposted Victoria Cottages on the right just before the bottom of the road. Walk down the passage and through the gated service passage leading to the cottages.





## 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

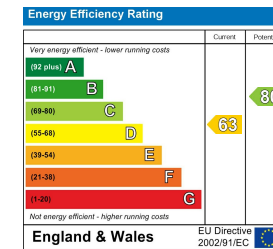
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## Area Map



## Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA