



**Aldreds**  
Estate Agents

166 Palgrave Road  
Great Yarmouth NR30 1QD

Price Guide £150,000-£160,000



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## 166 Palgrave Road

\*Guide Price £150,000-£160,000\* Aldreds are pleased to offer this spacious, modernised end terraced house which offers tasteful presentation throughout. The accommodation comprises of an entrance hall leading to a lounge, dining room, new quality fitted kitchen, utility room and cloakroom on the ground floor. On the first floor there are three bedrooms and a newly installed bathroom. Outside there is a forecourt and an enclosed courtyard garden to the rear. The property also benefits from a newly installed gas fired central heating system including new boiler, complete rewire with new consumer unit, also replumbed throughout, double glazed windows, new fitted carpets/floor coverings and has been certificated for electric and gas systems. Offered chain free.

### Entrance Hall

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

### Sitting Room

11'10" x 9'3" (3.61 x 2.84)

Double glazed window to front aspect, radiator, fitted carpet, tv aerial lead.

### Dining Room

12'9" x 12'0" (3.91 x 3.66)

Plus under stairs cupboard, wood effect vinyl flooring, designer radiator, double glazed window to rear aspect, breakfast bar divider to:

### Kitchen

13'5" x 7'10" (4.11 x 2.41)

Fitted with a newly installed colour contrast kitchen with wall and matching base units with wood grain worksurface over and matching upstands, single drainer black cast sink unit, wood effect vinyl flooring, built in electric oven, four ring ceramic hob and plasma style extractor over, patterned glass splashback panel, integrated fridge/freezer, washing machine and wine fridge, double glazed window to side aspect, part double glazed pvc door to rear, door to:

### Utility/Wet Room

8'2" x 4'7" (2.49 x 1.40)

tiled flooring, aqua panelled walls, frosted double glazed window to rear aspect. (was previously a utility with separate cloakroom so could easily be converted to a cloakroom or shower room).

### First Floor Small Landing

Doors leading off to:

### Bedroom 1

12'9" x 11'10" (3.91 x 3.63)

Plus wardrobe cupboard with access to the loft space, fitted carpet, radiator, double glazed window to front aspect.

### Bedroom 2

12'11" x 12'0" (3.94 x 3.66)

Fitted carpet, radiator, double glazed window to rear aspect, door to:







### Dressing Room/Bedroom 3

8'2" x 7'10" (2.49 x 2.39)

Fitted with quality wardrobe storage space, radiator, double glazed window to side aspect, door to:

### Bathroom

7'8" x 5'1" (2.36 x 1.55)

White suite with a curved panelled bath and mains fed thermostatically controlled shower, vanity unit with inset wash basin, low level wc, part attractive aqua panelled walls, towel rail/radiator,

### Outside

To the front of the property is a low maintenance walled forecourt. To the rear is a good size paved/concreted courtyard garden with a gate providing a side access. At the bottom of the garden is a large useful workshop/shed with power connected.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage

### Council Tax

Great Yarmouth Borough Council Band 'A'

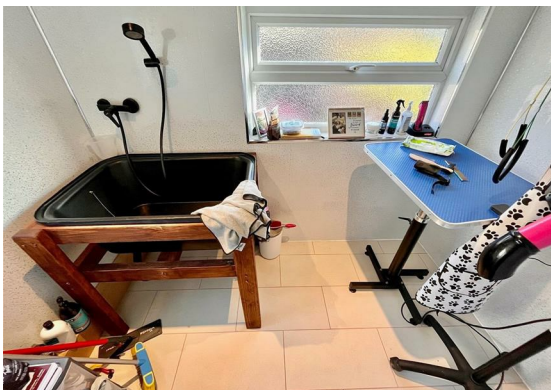
### Location

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 north along North Quay, continue over the roundabout, turn right just before the Magistrates Court into Rampart Road, turn left into Palgrave Road where the property can be found half way down on the right hand side.

Ref: Y11932/12/23/CF



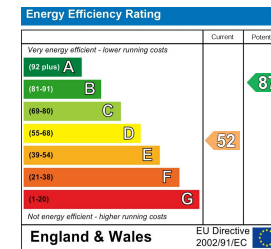
## Floor Plan



## 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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