



Aldreds
Estate Agents



63 Granville Road
Great Yarmouth NR31 0BZ
£160,000



63 Granville Road

Aldreds are pleased to offer this attractively presented bay fronted end terraced house in a tucked away location which would make an ideal first home or investment purchase offering roomy accommodation comprising of an entrance porch, superb open plan lounge/dining room with two wood burners, modern kitchen and shower room, utility room, first floor landing serving three separate bedrooms and a useful cloakroom. Outside there is a small forecourt and rear courtyard garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Porch

Double glazed entrance door, part double glazed composite internal door to:

Lounge/Dining Room

21'11" x 15'3" maximum (6.69 x 4.67 maximum)

Plus double glazed bay window to front aspect and including the chimney breasts and stairs to first floor with under stairs cupboard, two wood burners, tv point, double glazed French doors to rear, attractive wood effect laminate flooring, two radiators, door to:

Kitchen

9'1" x 8'6" (2.78 x 2.61)

Modern fitted kitchen with white wall and matching base units with polished finish work surface over, recess with gas cooker point, single drainer stainless steel sink unit, space and plumbing for a slimline dishwasher, part aqua panelled walls, vinyl flooring, radiator, wood effect vinyl flooring, double glazed French doors to rear, door to:

Utility Room

7'11" x 4'7" (2.42 x 1.40)

Including a cupboard housing the gas fired combination boiler, aqua panelled walls, space and plumbing for a washing machine, frosted double glazed window to rear aspect, wood effect vinyl flooring, door to:

Shower Room

7'11" x 4'7" (2.42 x 1.40)

Full width shower cubicle with mains fed shower fitting, aqua panelled walls, low level wc, vanity unit with inset wash basin, wood effect vinyl flooring, towel rail/radiator, frosted double glazed window to side aspect.

First Floor Landing

Access to the loft space, fitted carpet, doors leading off to:

Cloakroom

Low level wc





Bedroom 1

15'4" x 10'2" (4.69 x 3.12)

Including the chimney breast, radiator, double glazed window to front aspect, tv point, fitted carpet.

Bedroom 2

11'3" x 9'6" (3.43 x 2.92)

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

Bedroom 3

9'2" x 5'8" (2.81 x 1.74)

Plus storage recess, double glazed window to rear aspect, radiator, fitted carpet.

Outside

To the front of the property is a walled forecourt. Immediately to the rear is a covered decked terrace beyond which is the courtyard garden which is mainly paved and enclosed on all boundaries with a gate to a rear service passageway. There is also a storage shed.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

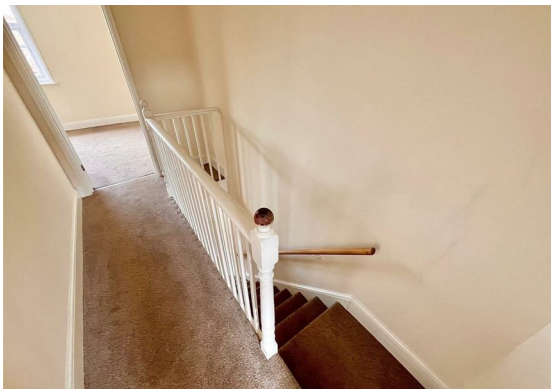
Location

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 Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, turn left again just before the shop into Marsh Road. Turn second right in to Granville Road and proceed the full length where the property can be found on the right handside.

Ref: Y12071/05/24/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

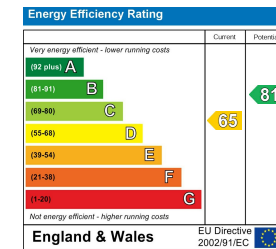
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Area Map



Energy Efficiency Graph



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