



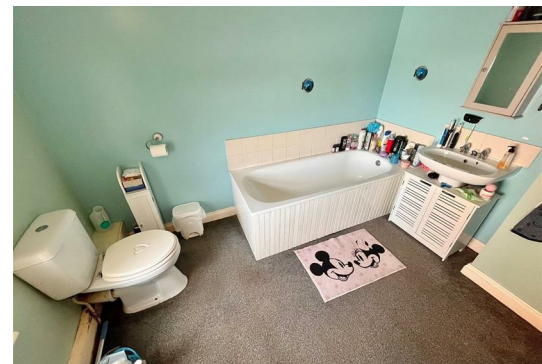
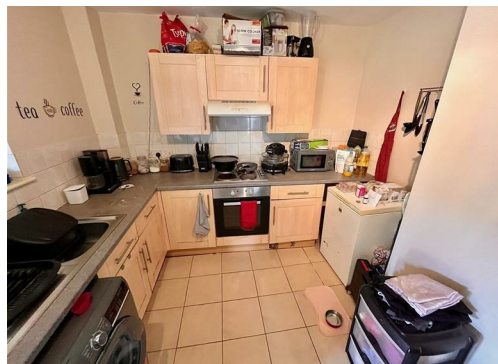
## 3 School Road Back

Great Yarmouth NR30 1LB

£117,600



**\*\*CALLING INVESTORS\*\*** Aldreds are pleased to offer this spacious end terraced family house which is currently let generating gross income of £7536 per annum. The property is convenient for the town centre and within a few hundred yards of the local amenities and train station and offers an entrance hall, living room, dining room/bedroom, kitchen, covered yard/utility, first floor landing serving three bedrooms and a bathroom. Outside there is a south facing forecourt. The property also has double glazed windows, gas central heating and would make an ideal investment.



### Entrance Hall

Part double glazed pvc entrance door, stairs to first floor with under stairs cupboard, radiator, doors leading off to:

### Living Room 11'9" x 11'1" (3.60 x 3.39)

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

### Dining Room/Bedroom 11'8" x 10'2" (3.58 x 3.12)

Including the chimney breast, radiator, tv point, double glazed window to side aspect.

### Kitchen 11'7" x 9'8" (3.55 x 2.96)

Fitted kitchen with wood grain finish wall and matching base units with work surface over, single drainer stainless steel sink unit, space and plumbing for a washing machine, electric cooker point, part tiled walls, radiator, double glazed window, tiled flooring, door to:

### Covered Yard/Utility 11'9" x 4'10" (3.60 x 1.48)

Double glazed window and wood panelled door to rear.

### First Floor Landing

Radiator, access to the loft space, gas boiler, doors leading off to:

### Bedroom 1 12'1" x 9'11" (3.70 x 3.04)

Including the chimney breast with fireplace, double glazed window to side aspect, radiator.

### Bedroom 3 11'11" x 6'9" (3.65 x 2.08)

Double glazed window to front aspect, radiator, door to:

### Bedroom 2 11'11" x 7'9" (3.65 x 2.38)

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

### Bathroom 9'9" x 7'10" (2.98 x 2.40)

White suite comprising panelled bath, low level wc, pedestal wash basin, frosted double glazed window to side aspect, radiator.

### Outside

To the front is a small south facing walled forecourt.

### Agents Note

Although the property is currently tenanted and the preference is to sell as an investment property, the property can also be sold chain free. The property was also re-roofed in 2022.

### 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 gives access to the Norfolk Broads. There are Museums \* Race Course \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

### Directions

From Haven Bridge proceed north along North Quay, at the roundabout take the left hand exit and follow the dual carriageway to the New Bridge roundabout, take the final exit and follow the road back towards Yarmouth on the opposite side of the dual carriageway, about 50 yards before the roundabout turn left into Bridge Road, continue for 20 yards, turn left into School Road Back keep to the left hand side of the new three storey houses, continue into the unmade section of the road where the property can be found on the right hand side.

Ref: Y12081/05/24/CF

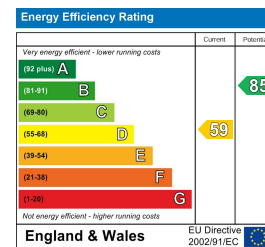
## Area Map



## Floor Plans



## Energy Efficiency Graph



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