

**Aldreds**  
Estate Agents

29 Winifred Road  
Great Yarmouth, NR31 0BL

£92,500

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## 29 Winifred Road

Great Yarmouth, NR31 0BL

Aldreds are pleased to offer this spacious mid terraced house which has been well maintained but would benefit from some further refurbishment. The property has been under the same family ownership for many years and offers accommodation comprising of a sitting room, dining room, kitchen, cloakroom, small landing, three bedrooms and a bathroom. Outside is a westerly facing forecourt garden and enclosed rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Sitting Room

11'7" x 11'4" (3.54 x 3.47)

Including the chimney breast with fitted gas fire, double glazed window to front aspect, part glazed wood panelled entrance door, tv point, folding door to:

### Inner Lobby

Stairs to first floor, folding door to:

### Dining Room

11'6" x 10'9" (3.53 x 3.30)

Including the chimney breast with fitted Baxi gas fire with a back boiler, under stairs cupboard, tv point, double glazed window to rear aspect, open access to:

### Kitchen

14'4" x 6'7" (4.39 x 2.03)

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

### Rear Lobby

Door to:

### Cloakroom

Low level wc, part tiled walls, frosted double glazed window to rear.

### First Floor Small Landing

Doors leading off to:

### Bedroom 1

11'7" x 11'4" (3.54 x 3.47)

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







### Bedroom 2

11'6" x 10'9" (3.53 x 3.30)

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

### Bedroom 3

10'5" x 6'7" (3.19 x 2.01)

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

### Bathroom

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

### Outside

To the front of the property is a paved westerly facing garden which is enclosed by low fencing. To the rear is a concreted yard with outside brick store. A gate leads to a 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 Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, continue for approximately 200 yards, turn left into Marsh Road where Winifred Road can be found on the left hand side.

### EPC Rating - TBC

Ref: Y12100/05/23/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

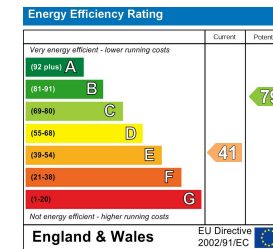
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## Area Map



## Energy Efficiency Graph



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