

Aldreds
Estate Agents



30 Nelson Road Central

Great Yarmouth NR30 2LA

£155,000



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3



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30 Nelson Road Central

A really spacious and centrally located bay fronted four bedroom mid terrace house. The property sits conveniently between the town centre and the beach. On the ground floor there is an entrance hall, three reception rooms, kitchen and shower room. Two covered yard areas. The property has a basement. On the first floor there are four bedrooms and a bathroom accessed off landing. Gas central heating. No chain.

Entrance Hall

Door to front, under stair cupboard, built in wardrobe, stairs to landing.

Lounge

14'11" x 13'0" (4.55 x 3.97)

Fireplace, bay double glazed window to front aspect, radiator.

Sitting Room

13'5" x 10'5" (4.1 x 3.2)

Window to rear aspect, two storage cupboards.

Inner Hallway

Door to stairs to basement

Dining Room

11'5" x 9'5" (3.48 x 2.88)

Window to rear aspect, radiator.

Kitchen

10'7" x 6'2" (3.23 x 1.88)

Base units with worktops, electric hob, electric oven, sink with drainer.

Inner Hallway 2

Shower Room

Shower in cubicle, low level WC, hand basin.

Basement

14'2" x 9'10" (4.34 x 3)

Light

Landing

All bedrooms and bathroom off landing

Bedroom 1

12'2" x 11'10" (3.73 x 3.63)

Bay double glazed window to front aspect, storage cupboard, radiator.





Bedroom 2

11'10" max x 11'9" max (3.63 max x 3.6 max)

Storage cupboard, double glazed window to rear aspect.

Bedroom 3

11'10" max x 9'0" max (3.63 max x 2.75 max)

Built in wardrobes, loft access, double glazed window to front aspect, radiator.

Bedroom 4

8'5" x 6'3" (2.59 x 1.93)

Double glazed window to rear aspect.

Bathroom

Part tiled walls, panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.

Outside

Front forecourt, two covered yards to rear.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band C

EPC

D rating - 62

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.

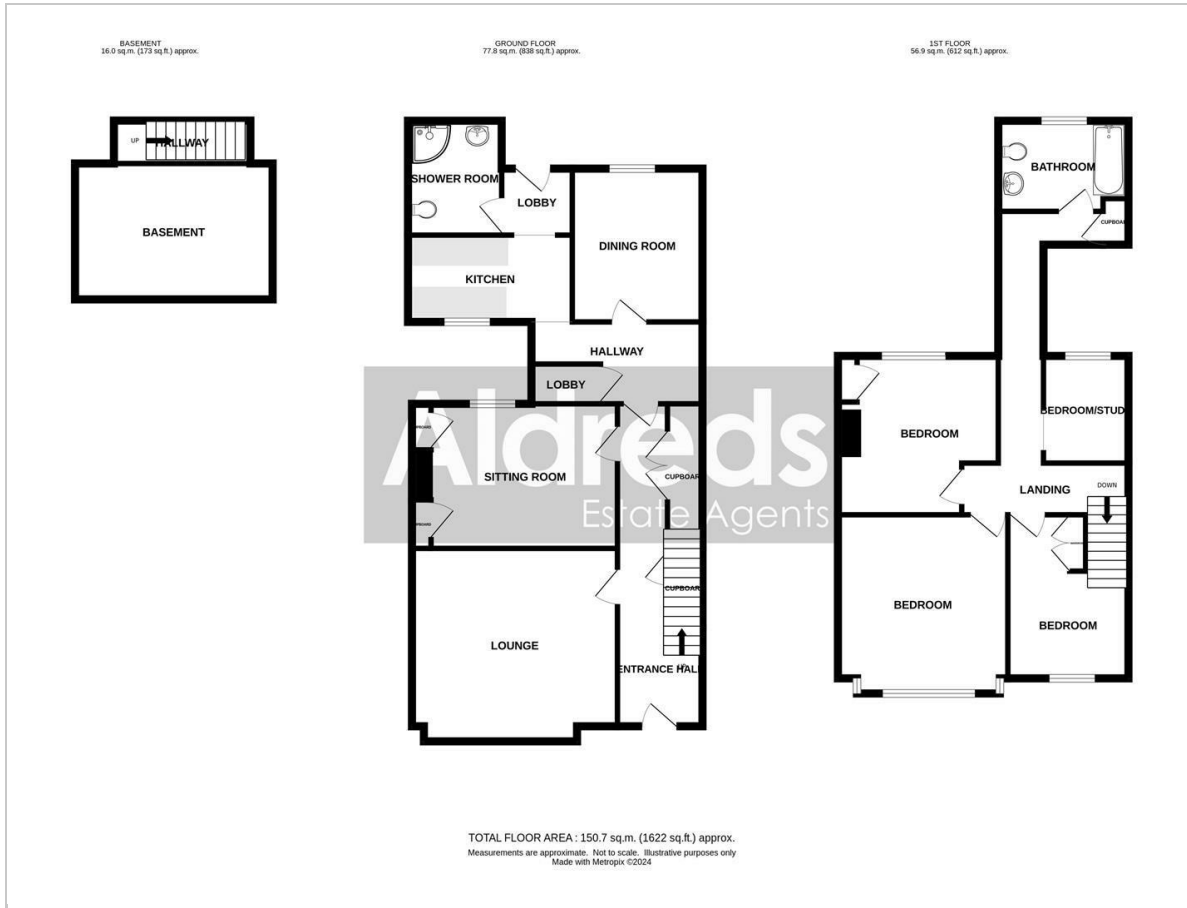
Directions

From our Great Yarmouth office head south along South Quay, turn left in to Nottingham Way, continue in to St Peters Road, at the mini roundabout turn left in to Nelson Road Central where the property is on the right.

Ref Y12110/05/24



Floor Plan



Area Map



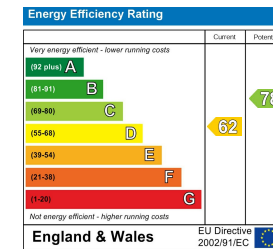
Viewing

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.

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Energy Efficiency Graph



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