

**Aldreds**  
Estate Agents

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1 East Hill Terrace Lancaster Road

Great Yarmouth NR30 2NQ

£132,950





## 1 East Hill Terrace Lancaster Road

We are pleased to offer this spacious mid terraced house in a convenient location for the main town centre and a short walk from the sea front. The property offers accommodation comprising of an entrance lobby leading to the living room, kitchen, first floor landing with three separate bedrooms and a bathroom. At the rear is an enclosed garden and car parking space. The property also benefits from double glazed windows gas central heating and is offered chain free.

### Entrance Lobby

Part double glazed wood panelled entrance door, internal door to:

### Living Room

17'9" x 12'9" (5.42 x 3.90 )

Including the staircase to first floor, radiator, wood effect laminate flooring, sealed unit double glazed window to front aspect, double doors to:

### Kitchen

12'8" x 10'8" (3.88 x 3.26)

Fitted kitchen with oak finish wall and matching base units with work surface over, single drainer sink unit, built in electric oven, four ring gas hob and extractor hood over, part tiled walls, tiled flooring, space and plumbing for a washing machine, sealed unit double glazed window to rear, radiator, part double glazed pvc rear entrance door, Gas boiler.

### First Floor Landing

Access to the loft space, radiator, doors leading off to:

### Bedroom 1

12'10" x 8'5" (3.92 x 2.57)

Two sealed unit double glazed windows to front aspect, radiator, vinyl flooring.

### Bedroom 2

10'10" x 6'2" (3.32 x 1.88)

Sealed unit double glazed window to rear aspect, radiator.

### Bedroom 3

8'0" x 6'0" (2.44 x 1.84)

Double glazed window to rear aspect, radiator.







### Bathroom

Corner bath, shower cubicle with electric shower fitting, low level wc, wash basin, tiled flooring, part tiled walls, chrome towel rail/radiator.

### Outside

To the rear of the property is an enclosed garden with a gate to the rear car parking space.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage. Please note that the services have not been tested.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### 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 \* Heliport \* Beach \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, at the mini roundabout turn left into Nelson Road Central, and first right in to Lancaster Road where the property can be found on the left hand side.

Ref: Y12139/06/24/CF





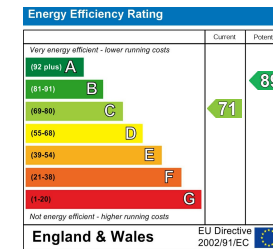
## Floor Plan



## 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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