



**Aldreds**  
Estate Agents

10 Kimberley Terrace

Great Yarmouth NR30 3JD

£250,000



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## 10 Kimberley Terrace

\*NO CHAIN\* Aldreds are pleased to offer this rare opportunity to acquire a mid terraced grade II listed town house situated yards from the sea front with sea views from the front aspect of the property. This quaint property offers great potential with spacious flexible accommodation spread over four floors including a large basement providing superb storage space. The main accommodation comprises of an entrance hall, lounge, dining room, cloakroom and study on the ground floor. On the first floor there is a kitchen and two bedrooms and on the second floor are two further bedrooms and a bathroom with separate cloakroom. Outside is a small balcony from the first floor providing views of the sea front and an enclosed rear courtyard. The property also benefits from gas central heating and has many original features and lots of charm and character. An early viewing is recommended.

### Entrance Hall

Wood panelled entrance door with original stained glass detailing, wood effect laminate flooring, radiator, dividing door, staircase to first floor and stairs to basement level, doors leading off to:

### Lounge

12'2" x 10'3" (3.72 x 3.14)

Plus bay window to front aspect with sash windows and including the ornate marbled cast iron fireplace, wood effect laminate flooring, radiator, tv point, original folding doors to:

### Dining Room

11'9" x 10'9" (3.60 x 3.30)

Including the chimney breast, sash window to rear aspect with stained glass detailing, radiator, wood effect laminate flooring.

### Inner Lobby

Access to:

### Cloakroom

Low level wc, corner wash basin, sash window to side aspect.

### Study/Potential Bedroom

9'8" x 8'0" (2.95 x 2.44)

Currently used for storage but would make an ideal study/potential single bedroom with sash window to side aspect.

### First Floor Landing

Radiator, staircase to second floor, doors leading off to:

### Bedroom 1

16'11" x 10'2" (5.17 x 3.11)

Superb main bedroom with sash bay window to front aspect and double French doors on to a shallow balcony providing views across Marine Parade and the sea beyond, wood effect laminate flooring, radiator. This room could also be used as a further reception room if required.

### Kitchen

15'7" x 7'7" (4.75 x 2.32)

Extensively fitted with a range of cream finish wall and matching base units with wood effect work surfaces over, built in electric oven, four ring gas hob and extractor hood over, part tiled walls, single drainer one and a half bowl sink unit with mixer taps, recesses for a fridge and freezer, space and plumbing for a dishwasher, radiator.

### Bedroom 4

12'2" x 10'11" (3.73 x 3.33)

Including the chimney breast with ornate cast iron fireplace and adjacent storage cupboard, radiator, wood effect laminate flooring, radiator, sash window to rear garden.

### Second Floor Landing

Access to the loft space, doors leading off to:





### Bedroom 2

16'11" x 10'2" (5.17 x 3.11)

Including the ornate cast iron fireplace plus sash bay window to front aspect, radiator, tv point. This room could also be used as an additional living room if required.

### Bedroom 3

12'2" x 10'11" (3.73 x 3.33)

Sash window to rear aspect, radiator.

### Inner Lobby

Access to:

### Cloakroom

Low level wc, pedestal wash basin, sash window to side aspect, part tiled walls, built in storage cupboard.

### Bathroom

8'0" x 7'8" (2.46 x 2.36)

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, part tiled walls, radiator, sash window to side aspect.

### Lower Floor

Split into four main rooms with a fire escape staircase to the front and access to the rear. One of the basement rooms offers a utility area with sash window, chimney breast and space and plumbing for a washing machine. A further room is used as a wood craft room with sash window and white marble fire surrounds. At the rear is a large wet room/walk in shower with sash window and door to rear. The ground floor space could be further adapted for use as a studio or work place from home. In the rear courtyard is access to the boiler room where the gas combination boiler can be found. There is also a gate to a rear service passageway.

### Tenure

Freehold. The property is also Grade II listed and is within a conservation area.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'D'

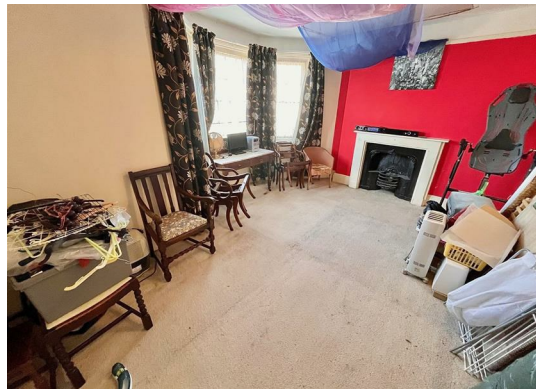
### Location

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 south along South Quay, turn left into Queens Road and continue through the traffic lights and continue to the sea front turning left at the mini roundabout and after a short distance turn first left again and bear right in to Kimberley Terrace. Continue to the bottom of the street and bear left where the property can be found immediately on the left hand side.

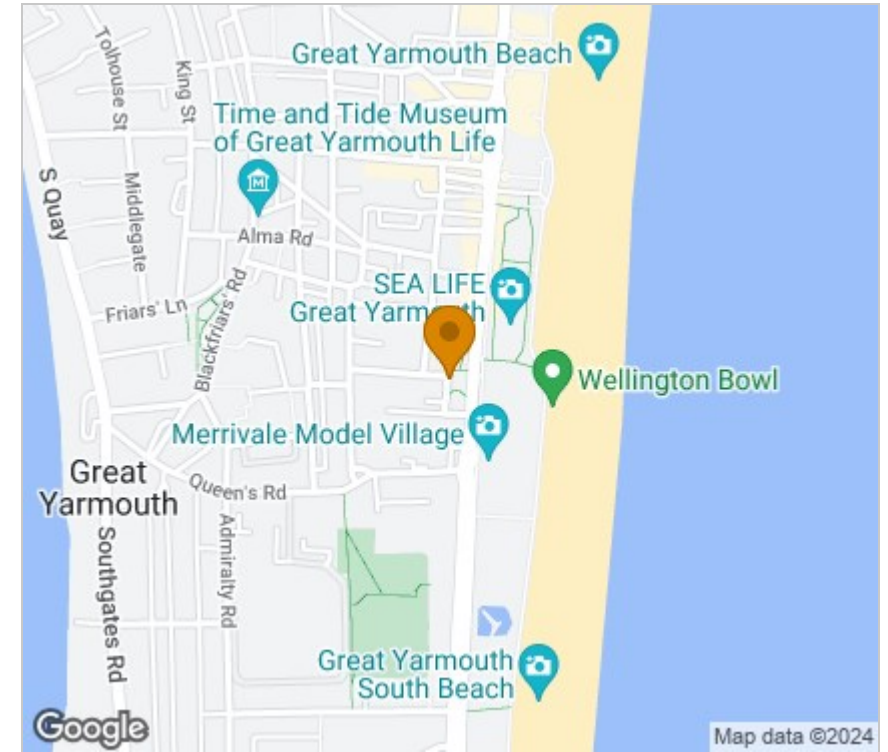
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## Floor Plan



## 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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