



## 82 Albion Road

Great Yarmouth NR30 2HU

£110,000



Aldreds are pleased to offer this spacious mid terraced house which would make an ideal first home or investment purchase being close to the main town centre and a short walk to the sea front. The property offers accommodation comprising of a lounge/dining room, kitchen, two bedrooms and a bathroom. Outside is a forecourt and rear southerly facing garden. The property also benefits from double glazed windows and gas central heating. Offered chain free.



### Lounge/Dining Room 24'2" x 10'9" (7.38 x 3.30)

Including the chimney breast, double glazed windows to front and rear, staircase to first floor with under stairs cupboard, radiator, tv point, part double glazed pvc entrance door, access to:

### Kitchen 11'1" x 5'4" (3.38 x 1.64)

Fitted with a range of modern wood grain finish wall and matching base units with wood effect work surfaces over, single drainer stainless steel sink unit, built in electric oven, four ring gas hob and extractor hood over, part tiled walls, part double glazed pvc rear entrance door, double glazed window to rear, wall mounted gas boiler.

### First Floor Landing

Doors leading off to:

### Bedroom 1 11'10" x 9'4" (3.62 x 2.87)

Including the chimney breast with two adjacent storage cupboards, radiator, double glazed window to front aspect.

### Bedroom 2 11'9" x 7'4" (3.60 x 2.25)

Built in cupboard, radiator, double glazed window to rear aspect, door to:

### Bathroom

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

### Outside

To the front of the property is a small enclosed forecourt. Immediately to the rear is an enclosed covered yard/utility with space and plumbing for a washing machine, door to the rear garden which faces a southerly direction.

### Tenure

Freehold

### Agents Note

The photos provided are for indicative purposes and were taken before the current tenant took possession of the property.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

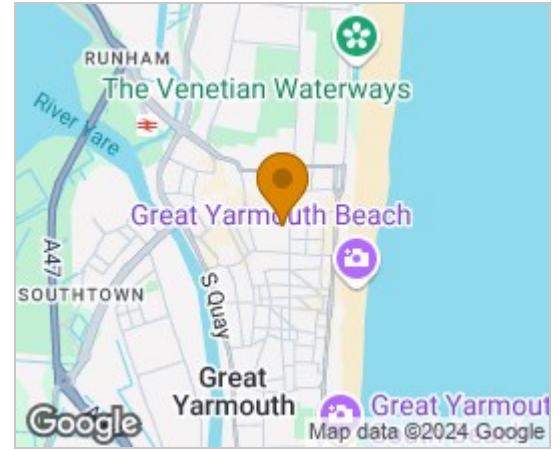
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, at the next set of traffic lights turn right into Nelson Road North, continue over the next set of traffic lights into Nelson Road Central, turn right just before the Great Eastern Public House into Albion Road where the property can be found on the left hand side.

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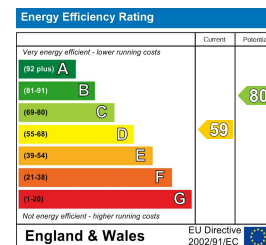
## Area Map



## Floor Plans



## Energy Efficiency Graph



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