

**Aldreds**  
Estate Agents



50 Alderson Road  
Great Yarmouth NR30 1QL  
£145,000





## 50 Alderson Road

Aldreds are pleased to offer this mid terraced house in a popular convenient location close to local amenities and the town centre. The property is currently used as an investment property but would also make an ideal first home with accommodation comprising of a lounge, dining room, kitchen/breakfast room, small landing, two double bedrooms and a large bathroom. Outside is a forecourt and westerly facing rear garden. The property also benefits from double glazed windows and gas central heating.

### Lounge

12'5" x 12'3" (3.80 x 3.74)

Including the chimney breast, part double glazed pvc entrance door, double glazed window to front aspect, radiator, wall mount tv point, door to:

### Inner Lobby

Stairs to first floor, door to:

### Dining Room

12'4" x 11'3" (3.77 x 3.43)

Including the chimney breast plus under stairs cupboard, wall mount tv point, radiator, double glazed window to rear, wood effect laminate flooring, door to:

### Kitchen/Breakfast Room

17'4" x 7'8" (5.30 x 2.36)

Fitted wood medium oak fronted wall and matching base units with work surface over, recess with gas cooker point, double bowl sink unit, wall mounted gas combination boiler, space and plumbing for a washing machine, double aspect double glazed windows, part double glazed door to rear, space for a table.

### First Floor Small Landing

Doors to:

### Bedroom 1

12'5" x 12'3" (3.80 x 3.74 )

Including the chimney breast plus wardrobe cupboard, wall mount tv point, radiator, double glazed window to front aspect.







### Bedroom 2

12'4" x 11'3" (3.77 x 3.43)

Including the chimney breast, radiator, double glazed window to rear aspect, wall mount tv point, door to:

### Bathroom

13'5" x 7'8" (4.10 x 2.36)

White suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, stripped wood flooring, built in airing cupboard, part tiled walls, double aspect double glazed windows, radiator.

### Outside

To the front of the property is a walled forecourt. To the rear is a covered side storage area beyond which is the low maintenance garden which faces a westerly direction.

### 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 gives 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 Haven Bridge head north along North Quay, continue over the roundabout into Lawn Avenue, take the third turning on the right into Ormond Road, take the first turning on the left into Alderson Road where the property can be found on the left hand side.

Ref: Y11976/02/24/CF





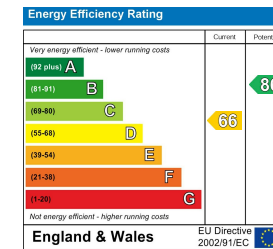
## Floor Plan



## 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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