

Aldreds
Estate Agents



43 Anson Road

, Great Yarmouth, NR31 0EZ

Offers In Excess Of £145,000



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, Great Yarmouth, NR31 0EZ

Aldreds are pleased to offer this superbly presented, modernised end terraced house in a popular convenient location close to local amenities. The property would make an ideal first home or investment purchase with accommodation comprising of a living room, dining room, fitted kitchen, covered yard/utility, ground floor bathroom, first floor landing serving three separate bedrooms. Outside there is a forecourt and enclosed south facing low maintenance court yard garden. The property also benefits from gas central heating with a new boiler, double glazed windows, new floor coverings and redecoration throughout. Offered chain free.

Living Room

10'9" x 13'6" maximum (3.30 x 4.13 maximum)

In to the double glazed bay window to front aspect and including the chimney breast with marble backed fireplace and inset coal effect gas fire, part double glazed pvc door to front aspect, two radiators, recessed spot lights, wood effect laminate flooring, under stairs cupboard, door to:

Dining Room

13'8" x 11'2" (4.17 x 3.42)

Including the chimney breast and adjacent built in storage cupboard, grey vinyl flooring, stairs to first floor, radiator, double glazed window to rear, door to:

Kitchen

8'10" x 8'5" (2.70 x 2.59)

Fitted kitchen with wood finish wall and matching base units with polished finish work tops over, electric oven, four ring gas hob and stainless steel extractor hood over, metro tiled walls, single drainer one and a half bowl sink unit, grey vinyl flooring, double glazed window to side aspect, part double glazed pvc door to:

Covered Yard/Utility

Grey vinyl flooring, double glazed windows to side, space and plumbing for a washing machine and tumble dryer, double glazed door to rear.

Bathroom

5'10" x 4'6" (1.79 x 1.38)

White suite comprising panelled bath with shower mixer tap over, part tiled walls, radiator, grey vinyl flooring, pedestal wash basin, double glazed window to rear, open access to:

Separate WC

5'7" x 4'2" (1.71 x 1.29)

Low level wc, double aspect double glazed windows to rear and side, grey vinyl flooring.

First Floor Landing

Built in cupboard housing the gas boiler, fitted carpet, doors leading off to:





Bedroom 1

13'9" x 10'9" (4.20 x 3.30)

En-suite wc and corner hand wash basin , double glazed window to front aspect, radiator, fitted carpet.

Bedroom 2

11'3" x 8'9" maximum (3.45 x 2.69 maximum)

Double glazed window to rear aspect, radiator, tv point, fitted carpet.

Bedroom 3

8'9" x 8'7" (2.67 x 2.64)

Double glazed window to rear aspect, radiator, fitted carpet.

Outside

To the front of the property is a forecourt. To the rear is a fully enclosed low maintenance courtyard garden laid with artificial grass and facing a southerly 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 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 west over Haven Bridge, at the traffic lights turn left into Southtown Road, at the next set of traffic lights turn right into Station Road, follow the road round to the left, turn right into Anson Road where the property can be found on the left hand side..

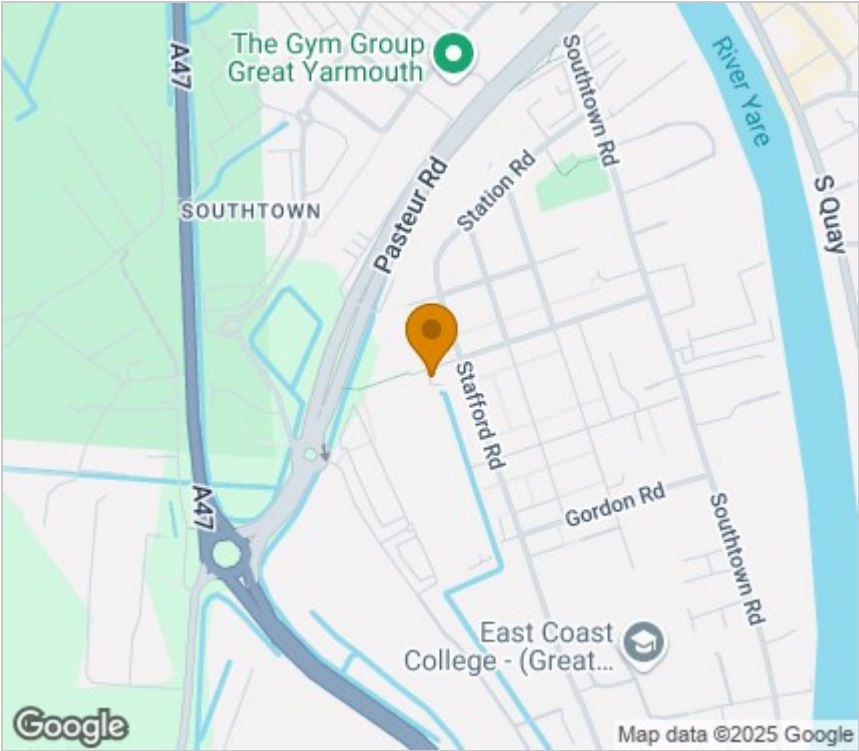
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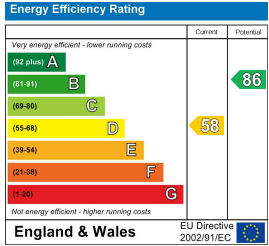
Floor Plan



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.

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