



56 Lancaster Road

, Great Yarmouth, NR30 2NQ

£115,000



Aldreds are pleased to offer this well presented, modernised end terraced house in a convenient location for the main town centre and a short walk from the sea front. The property offers a lounge, kitchen, rear lobby, covered yard/utility, ground floor shower room, small landing, two bedrooms and would make an ideal first home or investment purchase. The property also benefits from double glazed windows and doors (the vendor advises that these were replaced in the last 18 months) and gas central heating. Viewing is recommended.



Lounge 11'10" x 10'0" (3.63 x 3.05)

Including the chimney breast and adjacent built in storage cupboards, marble fireplace with fitted gas fire, wood effect laminate flooring, tv point, double glazed window to front aspect, part double glazed pvc entrance door, door to:

Kitchen 11'7" x 9'10" (3.55 x 3.00)

Including the staircase to first floor with under stairs recess, fitted modern kitchen with white wall and matching base units with work surface over, single drainer stainless steel sink unit, space and plumbing for a dishwasher, radiator, moveable island unit, part tiled walls, built in electric oven with four ring gas hob over, stainless steel splashback, wall mounted Ideal gas boiler (new in 2023), double glazed window to rear aspect, open access to:

Rear Lobby

Tiled flooring, radiator, doors leading off to:

Shower Room

Tiled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors leading off to:

Bedroom 1 10'8" x 10'0" (3.26 x 3.06)

Plus built in cupboards and the chimney breast, double glazed window to front aspect, radiator, wall mount tv point.

Bedroom 2 10'0" x 9'0" (3.07 x 2.75)

Plus built in storage cupboard over the stairwell, double glazed window to rear, radiator.

Covered Yard/Utility 11'8" x 3'10" (3.58 x 1.18)

With fitted work surface with space and plumbing below for a washing machine and tumble dryer, tiled flooring, poly carbonate roof and frosted double glazed rear entry door, power and lighting.

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 * 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 into Lancaster Road where the property can be found on the right.

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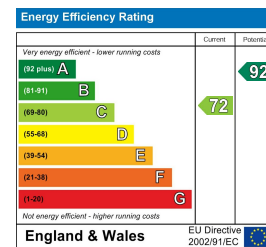
Area Map



Floor Plans



Energy Efficiency Graph



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