



**Aldreds**  
Estate Agents

133 Havelock Road  
Great Yarmouth, NR30 3HJ  
Offers Over £115,000



## 133 Havelock Road

\*\*\*\* INVESTMENT OPPORTUNITY \*\*\*\* Aldreds are pleased to offer this bay fronted, end terrace house situated in a central location close to amenities and the town centre. The property offers great potential as an unfinished renovation project with a second floor part finished dormer conversion (with warm deck roof insulation) offering an additional master bedroom, there are three further bedrooms, two reception rooms, kitchen, utility room and ground floor and first floor bathrooms. The house also benefits from gas central heating and double glazed windows. Outside there is a front forecourt and rear yard with gated access for car parking.

### Lounge

12'8" x 11'10" (3.86 x 3.61)

Bay double glazed window to front aspect, door to front, radiator.

### Dining Room

15'10" x 13'5" (4.83 x 4.09)

Stairs rising to landing, double glazed window to rear aspect, radiator.

### Kitchen

8'10" x 7'5" (2.69 x 2.26 (2.7 x 2.27))

Part fitted with base storage units with roll top work surfaces over, stainless steel sink and drainer, built in electric oven, double glazed window to side aspect, door to:-

### Utility Room

7'5" x 6'11" (2.26 x 2.11)

Plumbing for washing machine, door to side, double glazed window to side aspect, door to:-

### Bathroom

7'5" x 5'2" (2.26 x 1.57)

Panel bath, pedestal hand wash basin, low level WC, frosted double glazed window to rear aspect, radiator.

### First Floor Landing

Stairs to second floor, doors leading off to:-

### Bedroom 2

12'8" x 11'10" (3.86 x 3.61)

Bay double glazed window to front aspect.

### Bedroom 3

13'5" x 10'3" (4.09 x 3.12)

Double glazed window to rear aspect, door to:-

### Bathroom

Provision to be converted to a bathroom double glazed window to side aspect.





#### Bedroom 4

7'9" x 6'8" (2.36 x 2.03 (2.35 x 2.02))

Double glazed window to rear aspect, radiator.

#### Second Floor Landing

With access to storage and door to:

#### Dormer Conversion/Bedroom 1

Currently unfinished - will provide a master bedroom. Double aspect double glazed windows to rear, warm roof installed.

#### Outside

To the front of the property there is a forecourt. To the rear of the property there is a yard with double gates allowing vehicular access.

#### Agents Note

The property is being sold with the building materials contained in the property available with the sale.

#### Tenure

Freehold.

#### Services

Mains water, electric, gas, drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'B'

#### 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.

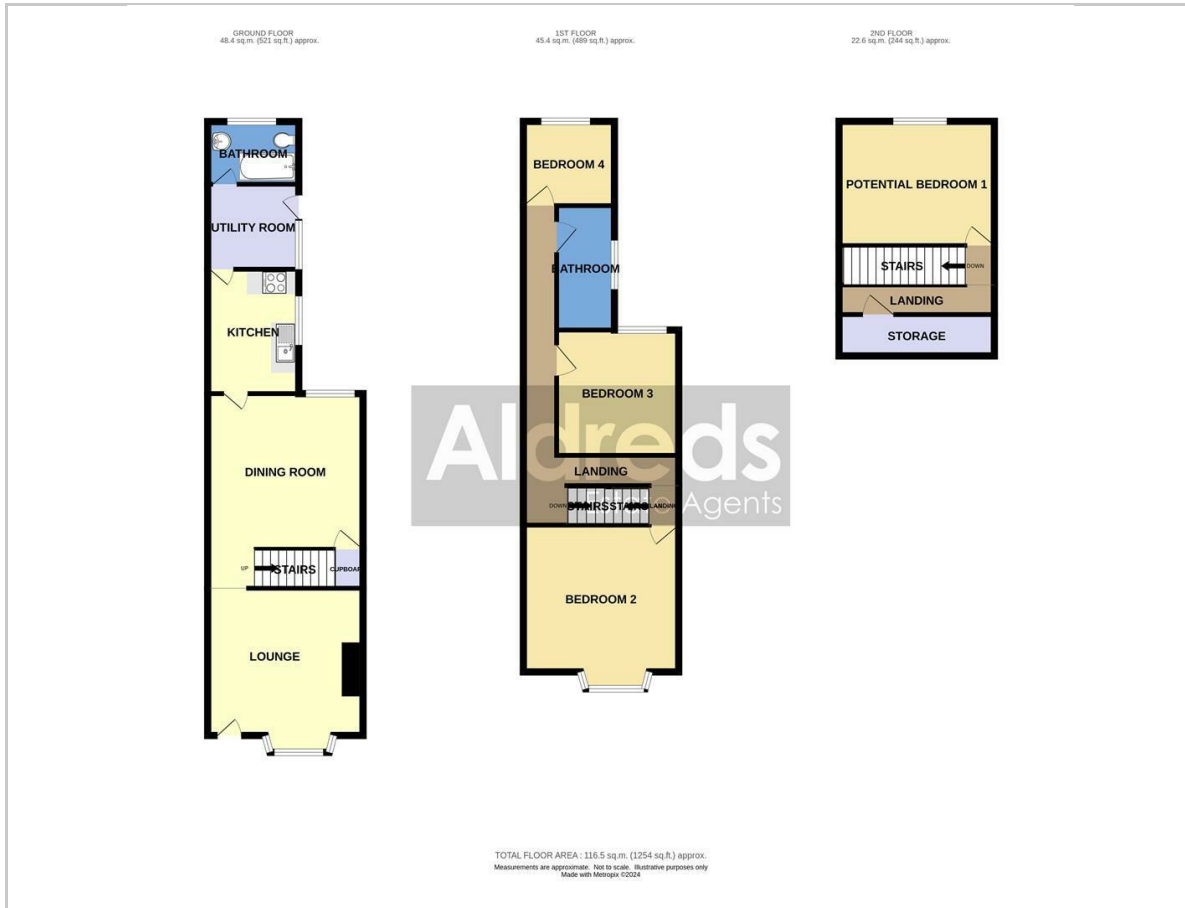
#### Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way, turn left and immediately right into St Peters Road, turn right into Havelock Road where the property can be found on the right hand side.

Ref: Y12187/08/24/CF



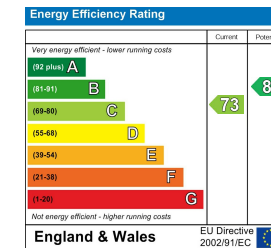
## Floor Plan



## 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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA