



**Aldreds**  
Estate Agents

143 King Street

Great Yarmouth NR30 2PQ

Price Guide £160,000-£170,000



## 143 King Street

DEVELOPMENT OPPORTUNITY!!! \*Guide Price £160,000-£170,000\* Aldreds are pleased to offer this four storey, Grade II listed mid-terraced property was most recently been used as a neighbourhood centre with offices, meeting rooms and information point, and is now to be sold with vacant possession. It is located in a conservation area opposite the recently refurbished St George's Theatre and Café. Full planning permission was granted by Great Yarmouth Borough Council on 22nd September 2021 for conversion of vacant office into 5 self-contained flats with extension to the rear but has now expired.

### Entrance Lobby

Part secondary double glazed entrance door, internal door to:

### Ground Floor Room One

34'0" x 17'3" maximum (10.38 x 5.26 maximum)

Window to front, access through the rear to:

### Rear Lobby

Frosted double glazed window, doors leading off to:

### Cloakroom

Low level wc, wash basin.

### Rear Hallway

With stairs to first floor and access via a rear door in to the enclosed yard.

### First Floor Landing

Velux sky lights, door to:

### Kitchen Area

8'2" x 7'8" (2.49 x 2.36)

Single drainer stainless steel sink unit, built in cupboard, window to rear.

### First Floor Room Two

31'7" x 13'7" (9.64 x 4.15 )

Secondary double glazed bay window to front aspect.

### Inner Landing

Stairs to second floor.

### Second Floor Landing

Stairs to third floor, doors leading off to:

### Second Floor Room Three

13'0" x 12'11" (3.97 x 3.95)

Two Velux windows to rear.





#### Second Floor Room Four

16'6" x 12'2" (5.03 x 3.72)

Including entrance lobby, secondary double glazed bay window to front aspect.

#### Cloakroom

9'2" x 2'11" (2.80 x 0.90)

Low level wc, hand wash basin

#### Cloakroom

9'2" x 2'11" (2.80 x 0.90)

Low level wc, hand wash basin

#### Third Floor Landing

Built in storage cupboard, door to:

#### Third Floor Room Five

17'6" maximum x 16'5" maximum (5.35 maximum x 5.02 maximum)

Secondary double glazed window and bay window to front aspect.

#### Outside

Enclosed rear courtyard with gate to service passageway.

#### Tenure

Freehold

#### Services

Mains water, electric, gas and drainage.

#### Council Tax

#### 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 right then immediately left into St Peters Road, turn left into Deneside and continue to the junction and turn left and left again in front of St Georges theatre in to King Street where the property can be found on the left hand side.

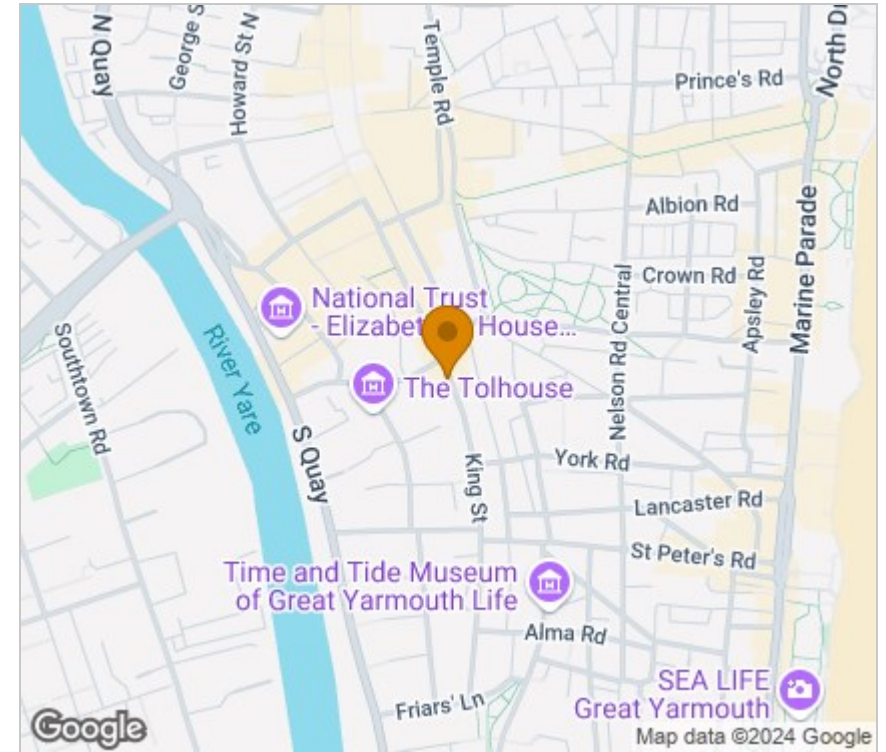
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## Floor Plan



## 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.

### Disclaimer

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