



3 Coronation Terrace

Great Yarmouth NR30 1LF

Offers Over £90,000



3 Coronation Terrace

Aldreds are pleased to offer this mid terraced house situated in a very central location close to the town centre and offered with the benefit of a rear garden. The property would ideally benefit from some further cosmetic refurbishment and offers accommodation comprising of a lounge, dining room and kitchen on the ground floor and two bedrooms and a bathroom on the first floor. Outside is a good size rear garden with a southerly facing aspect. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Lounge

10'10" x 9'7" (3.31 x 2.94)

Including the chimney breast, double glazed window to front aspect, radiator, part double glazed pvc entrance door, access to:

Inner Lobby

Stairs to first floor, access to:

Dining Room

11'1" x 9'7" (3.40 x 2.94)

Plus under stairs storage cupboard, radiator, double glazed window to rear aspect, fitted wall and base units, access to:

Kitchen

8'5" x 5'9" (2.59 x 1.76)

Fitted white wall and base units with work surface over, single drainer stainless steel sink unit, space and plumbing for a washing machine, double glazed window, electric cooker point, extractor fan, part tiled walls, part double glazed pvc door to rear.

First Floor Small Landing

Doors leading off to:

Bedroom 1

10'10" x 9'7" (3.31 x 2.94)

Including the chimney breast, radiator, double glazed window to front aspect.

Bedroom 2

11'1" x 9'7" (3.40 x 2.94)

Including the chimney breast plus over stairs storage cupboard, radiator, double glazed window to rear aspect, door to:





Bathroom

White suite comprising panel bath with shower over, pedestal wash basin, low level wc, radiator, extractor fan, frosted double glazed window to rear.

Outside

To the front of the property is a kerbed access point. To the rear is a generous enclosed lawned garden with a southerly facing aspect, outhouse where the gas boiler is housed and an additional outside store. A gate leads to a rear service passage.

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

On foot head north from the Yarmouth office, continue past the Tombstone Brewery into George Street, turn left into Coronation Terrace where the property can be found on the left hand side.

Ref: Y11952/01/24/CF

Agents Note

The vendor advises that the road is unadopted and therefore an indemnity policy is being offered to cover this.



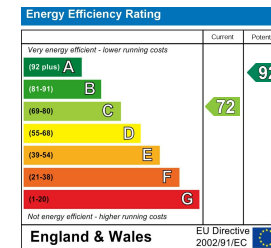
Floor Plan



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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