

Aldreds
Estate Agents

43 Ordnance Road
Great Yarmouth NR30 3DH

£115,000



43 Ordnance Road

ATTENTION INVESTORS!! A modernised, immaculately presented two bedroom mid terrace house sitting in this convenient South Great Yarmouth location. The property is being offered with tenants in situ and would make an ideal investment property with accommodation comprising of a lounge, dining room and kitchen on the ground floor. On the first floor there are two good size bedrooms and a bathroom. Outside is a forecourt and small rear yard. The property also benefits from gas central heating and sealed unit double glazing.

Lounge

12'6" x 10'2" (3.81 x 3.10 (3.82 x 3.11))

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

Inner Lobby

Stairs to first floor, door to:

Dining Room

12'7" x 9'2" (3.84 x 2.79)

Including the chimney breast with fire surround,, under stairs cupboard, double glazed pvc rear entrance door, open access to:

Kitchen

8'2" x 6'8" (2.49 x 2.03)

Fitted kitchen with white gloss wall and matching base units and wood effect work surfaces over, built in electric oven, four ring ceramic hob and fitted extractor hood over, part tiled walls, tiled flooring, space and plumbing for washing machine.

First Floor Small Landing

Doors leading off to:

Bedroom 1

12'6" x 10'2" (3.81 x 3.10 (3.82 x 3.11))

Including the chimney breast with a cast iron fireplace, double glazed window to front aspect, radiator.





Bedroom 2

12'7" x 9'2" (3.84 x 2.79)

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

Bathroom

White suite comprising panel bath with shower mixer attachment, low level wc, pedestal wash basin, cupboard housing the gas combination boiler, radiator, extractor fan, frosted double glazed window to side aspect.

AGENTS NOTE

The vendor informs us that the boiler was installed in December 2020 and has a valid Electrical Inspection Certificate.

Outside

To the front is a walled forecourt. To the rear of the property is an enclosed court yard with brick store and gate leading to a rear service passageway.

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 south along South Quay, turn left into Queens Road and after a couple of hundred yards take the second turning on the right hand side in to Ordnance Road.

Ref: Y12204/08/24/CF



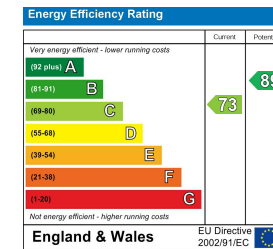
Floor Plan



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 <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