



# Aldreds

Estate Agents

16 Nelson Road Central

Great Yarmouth, NR30 2HZ

Price Guide £190,000-£200,000





## 16 Nelson Road Central

\*GUIDE PRICE £190,000-£200,000\* A hall entrance, spacious, bay fronted five bedroom mid terrace house situated in Central Great Yarmouth. Offered with two reception rooms, kitchen and ground floor bathroom. On the first floor there are three bedrooms, shower room and WC with two further bedrooms on the second floor. Outside there is a covered yard. Car parking to rear by residents permit. Small walled garden to front. The property is offered with no upward chain.

### Entrance Hall

Part double glazed pvc entrance door, stairs rising to first floor landing with under stairs cupboard, wood effect vinyl flooring, radiator, doors leading off to:

### Lounge

11'5" x 10'10" (3.48 x 3.30)

Double glazed bay window to front aspect, tv point, radiator, fitted carpet, sliding doors to:

### Dining Room

16'5" x 9'6" (5.00 x 2.90)

Full width double glazed window to rear aspect, radiator, fitted carpet.

### Kitchen

13'5" x 7'3" (4.09 x 2.21)

Re-fitted with a modern white kitchen comprising wall and matching base storage units with wood block work surfaces and matching upstand/splashback over, built in electric oven with four ring gas hob, stainless steel splashback and extractor hood over, one and a half bowl white cast sink with mixer taps, space and plumbing for a washing machine and dishwasher, double glazed window to side aspect, spot lights, door to:

### Lobby

Double glazed door to side, built in storage cupboard, door to:

### Bathroom

7'3" x 5'9" (2.21 x 1.75 (2.22 x 1.763))

White suite comprising panelled bath with electric shower over, part aqua panelled walls, pedestal wash basin, low level wc, towel rail/radiator, frosted double glazed window to side aspect, vinyl flooring.

### First Floor Landing

Fitted carpet, doors leading off to:

### Bedroom 1

14'9" x 13'5" (4.50 x 4.10)

Into the double glazed bay window and additional double glazed window to front aspect, radiator, fitted carpet,

### Bedroom 2

10'2" x 9'6" (3.10 x 2.90)

Including the chimney breast, double glazed window to rear aspect, radiator, fitted carpet.







### Bedroom 3

21'1" x 7'3" (6.43 x 2.21)

Double glazed windows to rear aspect, radiator, fitted carpet.

### Shower Room

Tiled shower cubicle with electric shower fitting, pedestal wash basin, tiled walls, wood effect vinyl flooring, frosted double glazed window to side aspect.

### Separate WC

Low level, pedestal wash basin, wood effect vinyl flooring, frosted double glazed window to side aspect.

### Second Floor Landing

Fitted carpet, doors leading off to:

### Bedroom 4

13'5" x 6'7" (4.09 x 2.01)

Double glazed dormer window to front aspect, radiator, fitted carpet.

### Bedroom 5

14'11" x 10'3" (4.55 x 3.12 (4.547 x 3.122))

Double glazed window to rear aspect, radiator, fitted carpet.

### Outside

To the front of the property there is a forecourt. To the rear of the property there is a covered yard with gated rear access which could accommodate a small car, Built in store housing the gas boiler, sliding doors to inner courtyard.

### Tenure

Freehold.

### Services

Mains water, electric, gas, drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

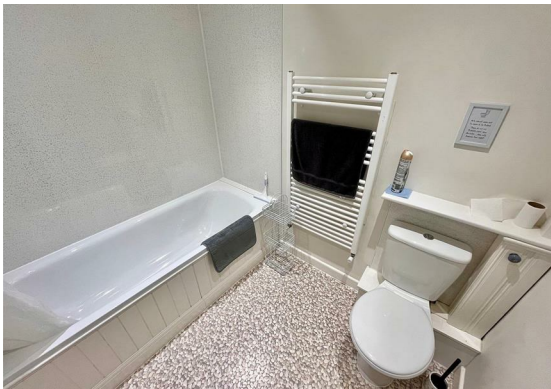
### Location

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 north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, turn left at the next set of traffic lights with Sainsburys into St Nicholas Road, at the next set of traffic lights turn right into Nelson Road North, continue into Nelson Road Central where the property can be found on the left hand side.

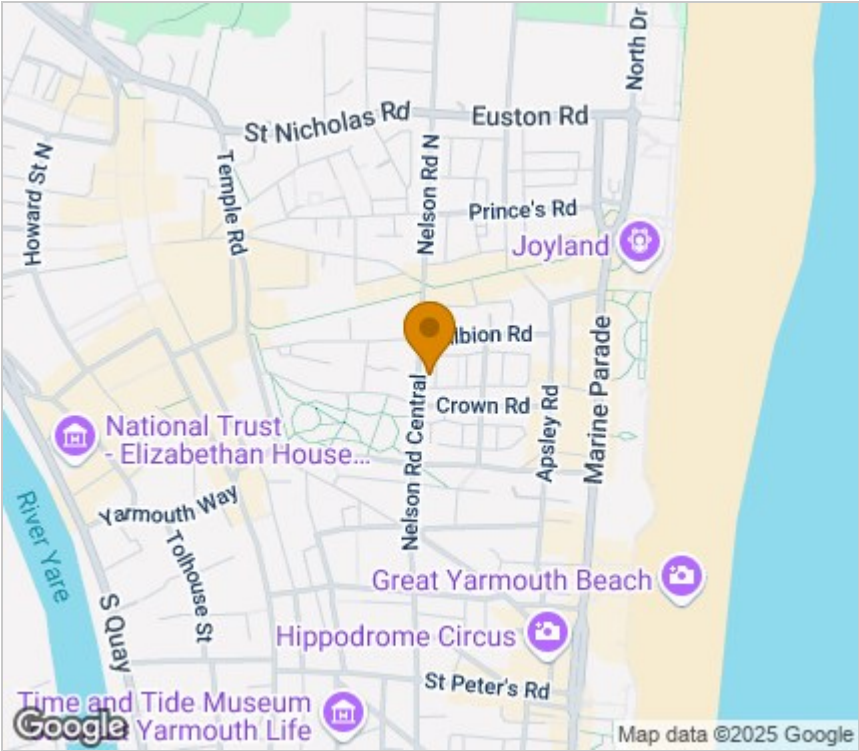
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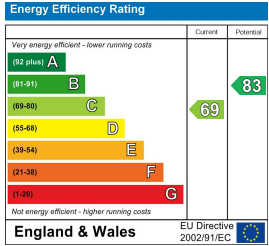
Floor Plan



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.

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