



Aldreds
Estate Agents

66 St. Nicholas Road
Great Yarmouth, NR30 1NP
Offers Over £140,000



66 St. Nicholas Road

Aldreds are pleased to offer this superbly presented and comprehensively renovated deceptively spacious mid terraced house in a very convenient location being a short walk to the town and nearby amenities. The property would make an ideal investment property or first home with stunning accommodation comprising of an entrance porch, lounge, dining room, new quality fitted kitchen and bathroom. On the first floor a landing has been created to serve three separate good sized bedrooms. Outside is a small forecourt and rear yard which faces a southerly direction. Over the past few months the property has been modernised to include re-plastering and re-decoration throughout, new pvc double glazed windows and doors, new gas central heating, new floor coverings, re-wiring and new kitchen/bathroom fittings. This lovely home needs to be viewed to be fully appreciated.

Entrance Porch

Part double glazed pvc entrance door, glazed internal door to:

Lounge

12'1" x 10'5" (3.68 x 3.18)

Double glazed window to front aspect, tv point, fitted carpet, radiator, door to:

Inner Lobby

Stairs to first floor landing, door to:

Dining Room

10'9" x 10'0" (3.28 x 3.05 (3.27 x 3.06))

Including the chimney breast, new part double glazed pvc door to rear aspect, under stairs cupboard, tv point, radiator, attractive wood effect laminate flooring, open access to:

Kitchen

11'5" x 6'5" (3.48 x 1.96 (3.49 x 1.95))

Re-fitted with a quality white gloss handle less kitchen with wall and matching base units with wood effect work surface over and matching upstands, recess with space for an electric cooker with stainless steel extractor hood over, single drainer stainless steel sink unit, space and plumbing for a washing machine, double glazed window to side aspect, attractive wood effect laminate flooring, door to:

Bathroom

5'7" x 5'6" (1.72 x 1.68)

Re-furnished with a new white suite comprising panelled bath with electric shower fitting and glazed shower screen, part aqua panelled walls, low level wc, pedestal wash basin, attractive wood effect laminate flooring, frosted double glazed window to side aspect, radiator.





First Floor Landing

Fitted carpet, doors leading off to:

Bedroom 1

12'1" x 10'4" (3.68 x 3.15)

Plus built in storage cupboard, double glazed window to front aspect, radiator, fitted carpet, access to the loft space.

Bedroom 2

9'10" x 7'6" (3.02 x 2.31)

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

Bedroom 3

11'7" x 6'11" (3.55 x 2.13)

Double aspect double glazed windows to rear and side aspects, radiator, fitted carpet.

Outside

To the front of the property is a walled forecourt. To the rear is an enclosed yard with a gate leading to a secure side passageway.

Tenure

Freehold.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

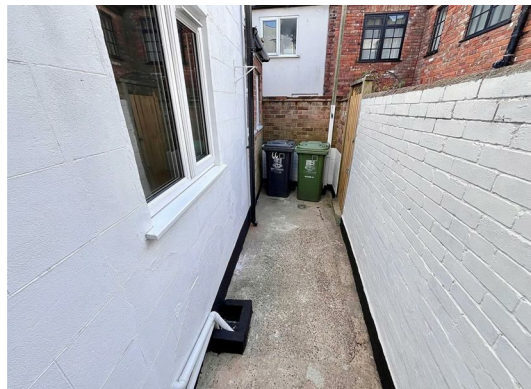
Location

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 gives access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * 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, at traffic lights at Sainsbury's turn left into St Nicholas Road where the property can be found on the right hand side opposite the entrance to Sainsbury's

Ref: Y12229/9/24/CF



Floor Plan



Viewing

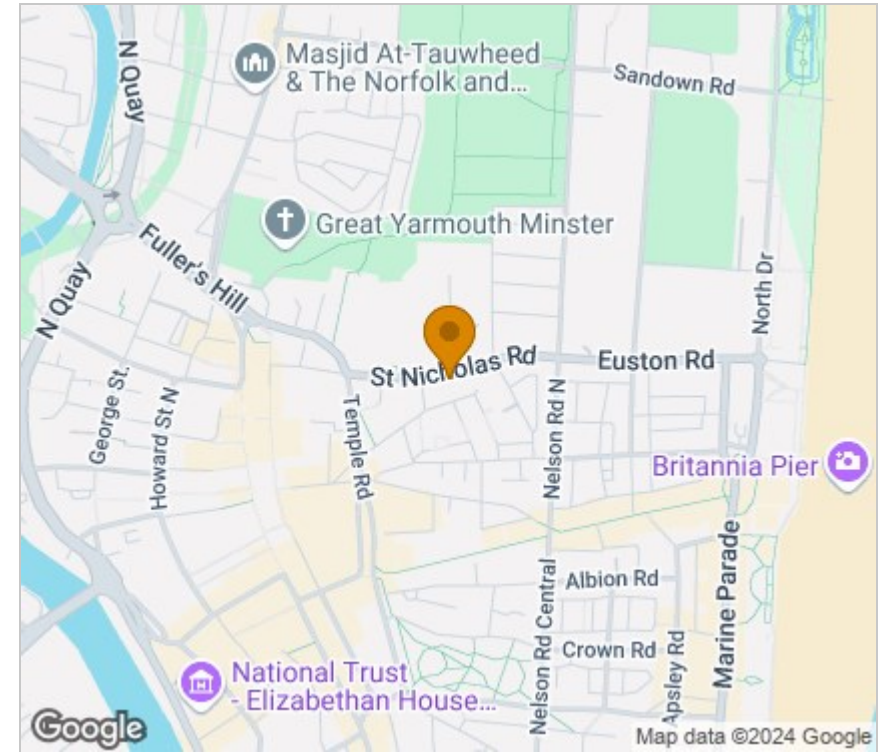
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

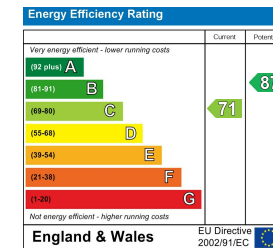
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Area Map



Energy Efficiency Graph



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