

**Aldreds**  
Estate Agents



87 Churchill Road  
Great Yarmouth, NR30 4NQ

£160,000



## 87 Churchill Road

Aldreds are pleased to offer this deceptively spacious, bay fronted mid terraced house in a sought after location close to local amenities and a short walk from the sea front. The property would make an ideal investment property or family home which offers a buyer the opportunity to put their own stamp on the house with accommodation comprising of an entrance hall, lounge, dining room, kitchen/breakfast room, rear lobby, cloakroom, ground floor bathroom, first floor landing serving three good sized double bedrooms. Outside there is a forecourt and enclosed rear courtyard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

### Entrance Hall

Double glazed pvc entrance door, fitted carpet, radiator, stairs to first floor, doors leading off to:

### Lounge

12'2" x 11'8" (3.72 x 3.56 )

Plus double glazed bay window to front aspect and including the chimney breast with a marble backed mahogany fireplace with inset living flame gas fire, tv point, fitted carpet.

### Dining Room

12'8" x 11'10" (3.87 x 3.62)

Including the chimney breast with a marble backed fireplace with mahogany surround, double glazed door to rear, under stairs cupboard, fitted carpet.

### Kitchen/Breakfast Room

16'0" x 9'7" (4.88 x 2.93)

Fitted kitchen with wood effect wall and matching base units with work surface over, two inset stainless steel circular sinks with mixer taps, space and plumbing for a washing machine, recess with cooker point and stainless steel extractor hood over, two double glazed windows to side aspect, radiator, wall mounted gas boiler, vinyl flooring, door to:

### Rear Lobby

Part double glazed pvc rear entrance door, door to:

### Cloakroom

Low level wc, hand wash basin, frosted double glazed window to side aspect.

### Bathroom

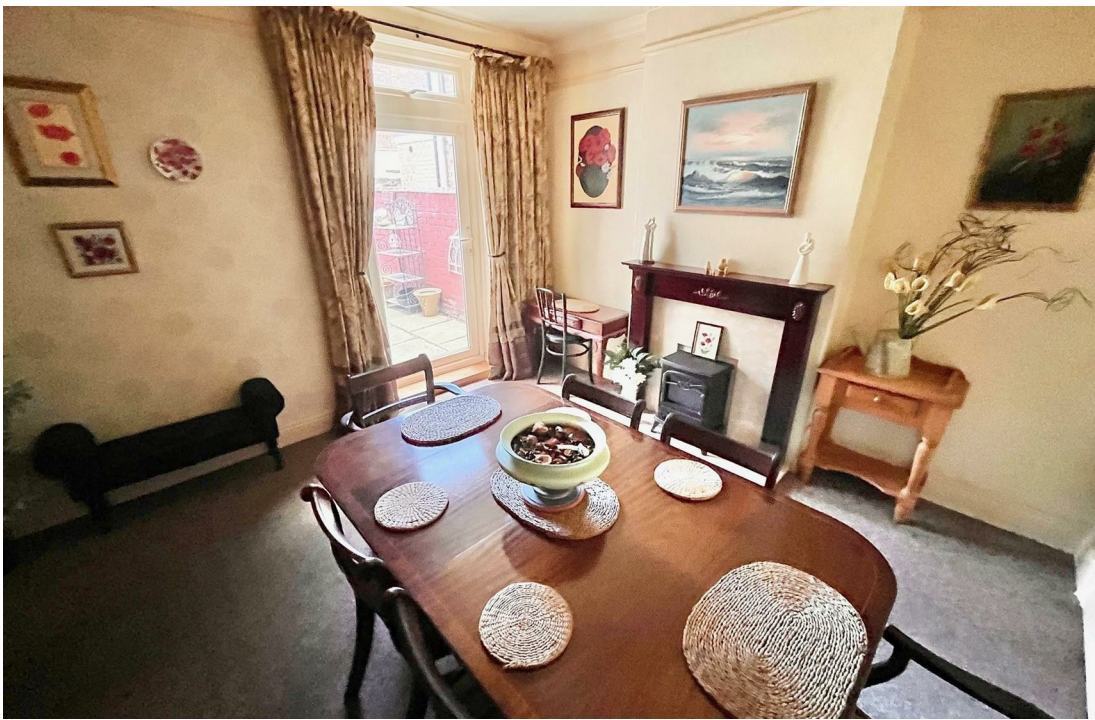
8'11" x 7'10" (2.72 x 2.40)

Corner tiled shower cubicle with mains fed shower fitting, panelled bath, pedestal wash basin, tiled flooring, radiator, frosted double glazed window to side aspect.

### First Floor Landing

Doors leading off to:





### Bedroom 1

15'9" x 11'10" (4.81 x 3.62)

Including the chimney breast with a cast iron fireplace, radiator, double glazed window to front aspect, fitted carpet, access to the loft space.

### Bedroom 2

16'2" x 11'11" (4.93 x 3.64)

Including the chimney breast with a cast iron fireplace, radiator, double glazed window to rear aspect, fitted carpet, door to:

### Bedroom 3

16'3" x 9'6" (4.96 x 2.92)

Could easily be split in to two bedrooms if required with the provision of a stud wall partition due to having two windows. Central storage cupboard, double aspect double glazed windows, radiator, fitted carpet.

### Outside

To the front of the property is a walled forecourt. To the rear is an enclosed courtyard with a gate leading to a rear service passageway.

### Tenure

Freehold

### Services

Mains water, electric, gas and 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.

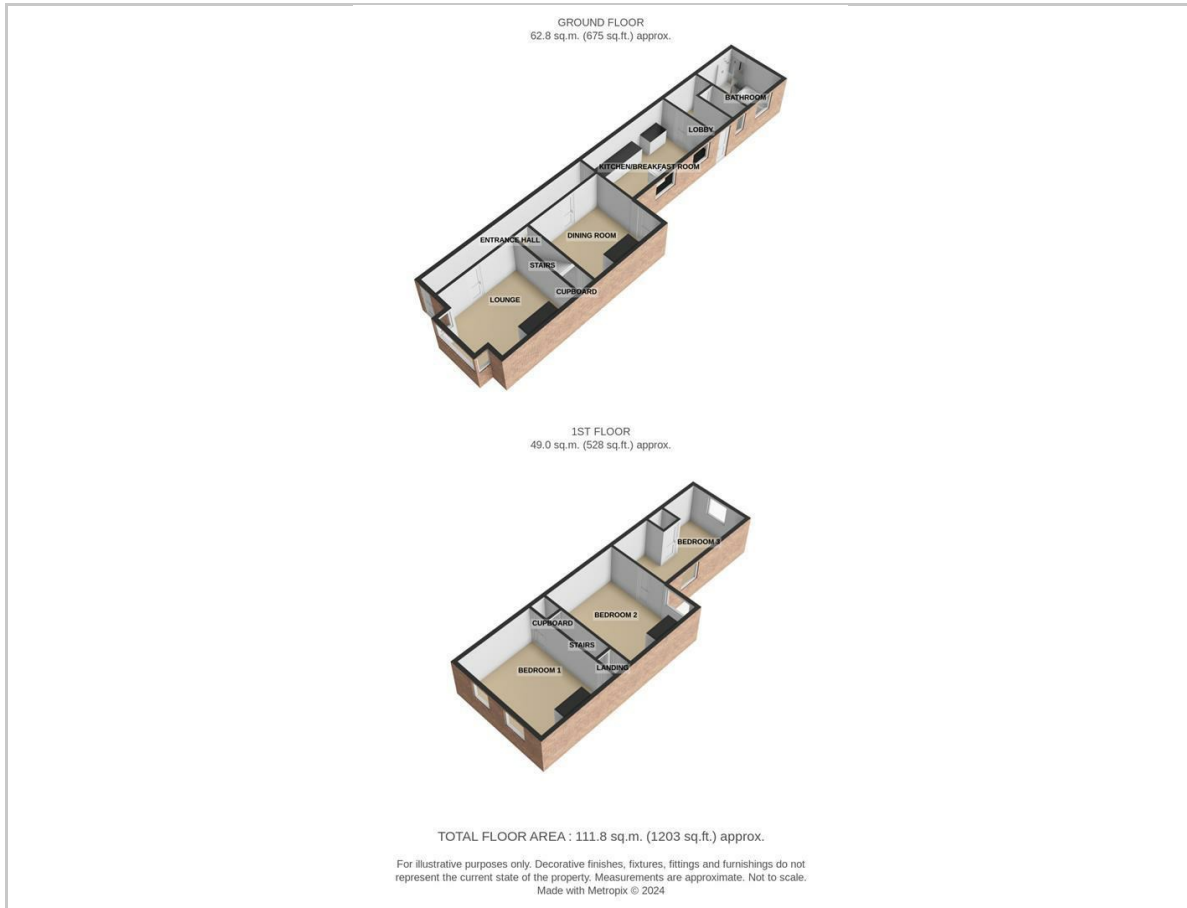
### Directions

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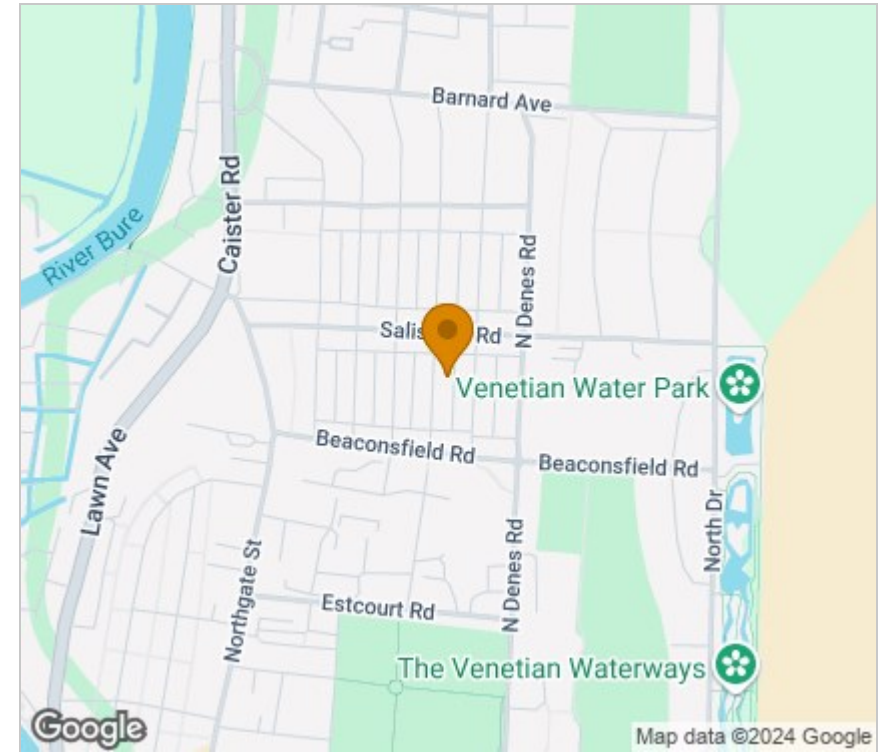
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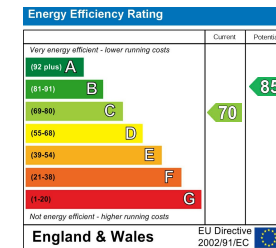
## Floor Plan



## 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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