



**Aldreds**  
Estate Agents

33 Anson Road  
Great Yarmouth, NR31 0EZ

£145,000



## 33 Anson Road

Aldreds are pleased to offer this spacious bay fronted end terraced house in a convenient location between Great Yarmouth and Gorleston town centres. The property offers accommodation comprising of an entrance hall leading to a lounge, kitchen/breakfast room and cloakroom on the ground floor. On the first floor are two double bedrooms and a bathroom all off landing. Outside is a small courtyard garden. The property also benefits from double glazed windows and gas central heating and would make an ideal buy to let property or first purchase.

### Entrance Hall

Part double new composite coloured entrance door, radiator with fitted cover, stairs to first floor, doors leading off to:

### Cloakroom

White suite with low level wc, pedestal wash basin, extractor fan, membrane floor, radiator.

### Lounge

13'0" x 12'10" (3.96 x 3.91 (3.97 x 3.90))

Plus double glazed bay window to front aspect and including the chimney breast, radiator with fitted cover, wood effect laminate flooring.

### Kitchen/Breakfast Room

11'9" x 10'2" (3.58 x 3.10 (3.57 x 3.11))

Including the chimney breast and shallow pantry cupboard, fitted wood grain finish wall and matching base units with roll top work surface over, space and plumbing for washing machine, electric cooker point, single drainer stainless steel sink. wall mounted gas fired combination boiler, part tiled walls, extractor fan, double glazed windows and part double glazed pvc door to yard.

### First Floor Landing

Deep built in storage cupboard, access to the insulated loft space, radiator with fitted cover, doors leading off to:

### Bedroom 1

13'1" x 9'11" (3.99 x 3.02)

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





### Bedroom 2

11'9" x 10'2" (3.58 x 3.10 (3.57 x 3.11))

Including the chimney breast, radiator with fitted cover, double glazed window to side aspect, tv point.

### Bathroom

White suite comprising panel bath with electric shower over, pedestal wash basin, low level wc, mainly tiled walls, extractor fan, radiator, frosted double glazed window to front aspect.

### Outside

To the front is a small forecourt. A gated side access leads in to the rear paved courtyard garden which is enclosed by fencing.

### 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

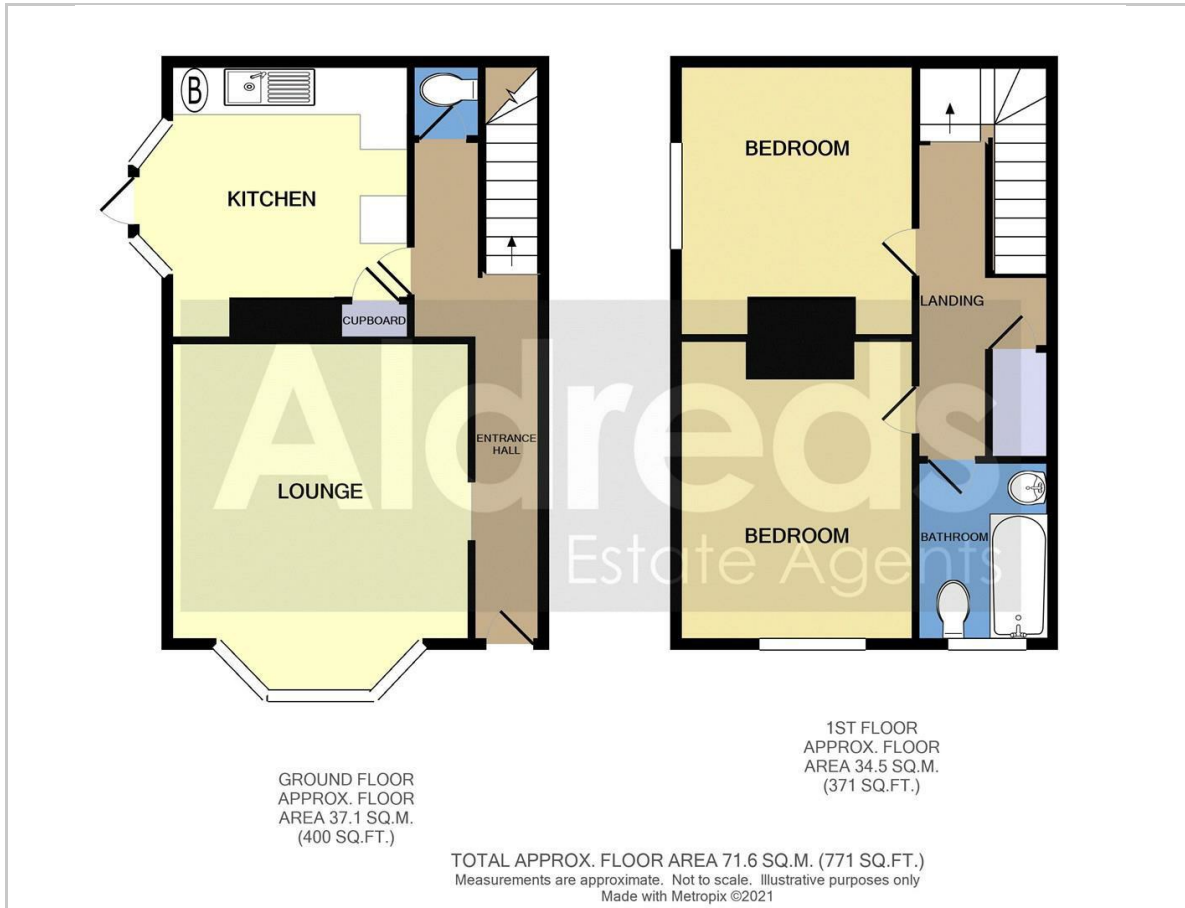
From the Yarmouth office head west over Haven Bridge, at the traffic lights turn left into Southtown Road, at the next set of traffic lights turn right into Station Road, follow the road round to the left, turn right into Anson Road where the property can be found on the left hand side..

EPC Rating - D (68)

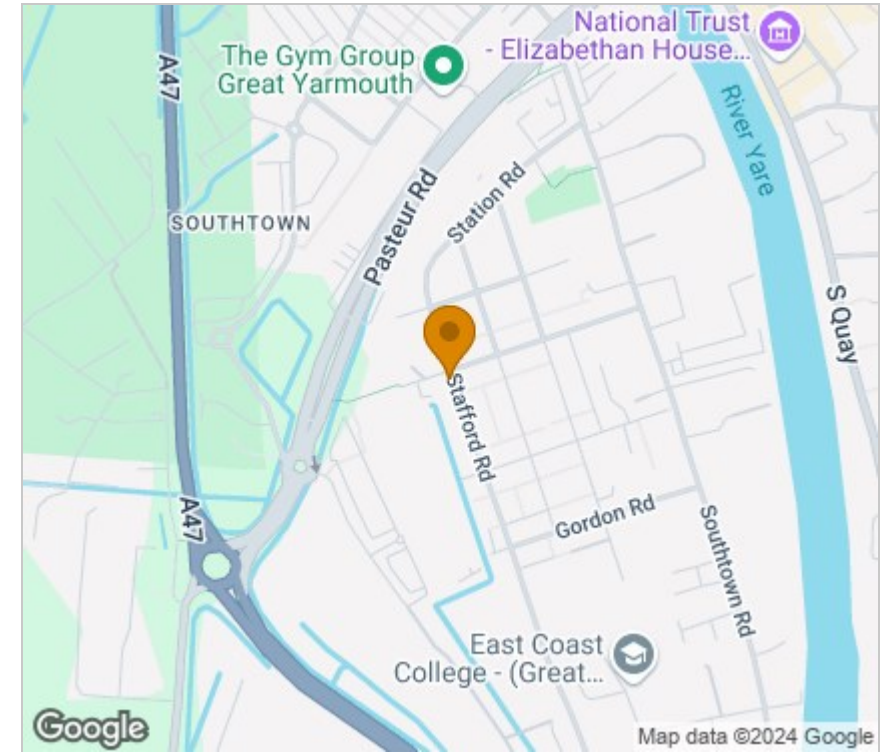
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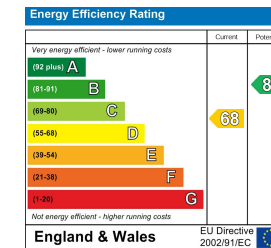
## Floor Plan



## 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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