



Aldreds
Estate Agents

22 Queens Road
Great Yarmouth, NR30 3HT

Offers In Excess Of £85,000



22 Queens Road

CASH BUYERS ONLY. Aldreds are pleased to offer this spacious mid terraced house in a popular location close to local amenities and a short walk to the sea front. The property would make an ideal project for a buyer with further modernisation required and accommodation comprising of an entrance hall, lounge, dining room, kitchen, small landing, two bedrooms, inner landing and bathroom. Outside is a south facing forecourt and small rear yard. The property does benefit from part double glazed windows and is offered chain free.

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, glazed door to rear, doors leading off to:

Lounge

12'0" x 11'1" (3.67 x 3.39)

Including the chimney breast with a fireplace and inset cast iron room heater, double glazed window to front aspect.

Dining Room

10'2" x 8'5" (3.11 x 2.58)

Including the chimney breast with an open fireplace, window to rear, door to:

Kitchen

8'5" x 9'1" narrowing to 7'2" (2.58 x 2.79 narrowing to 2.20)

Single drainer stainless steel sink unit, fitted work surface with space and plumbing below for a washing machine, electric cooker point, glazed door and window to rear.

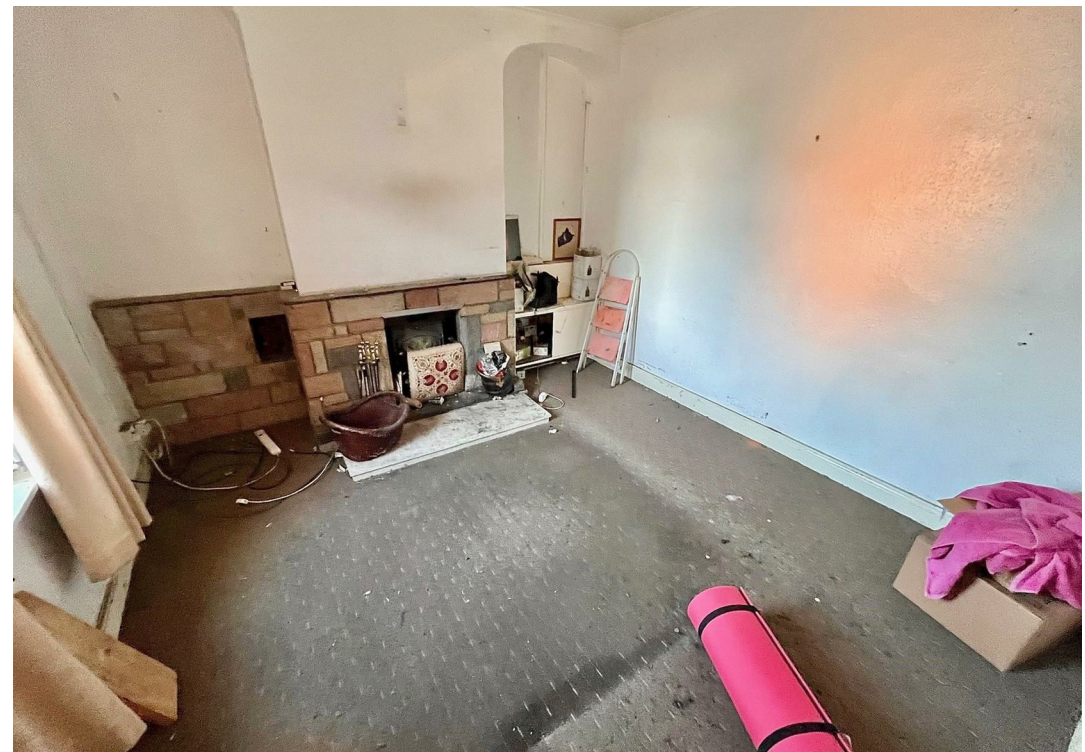
First Floor Small Landing

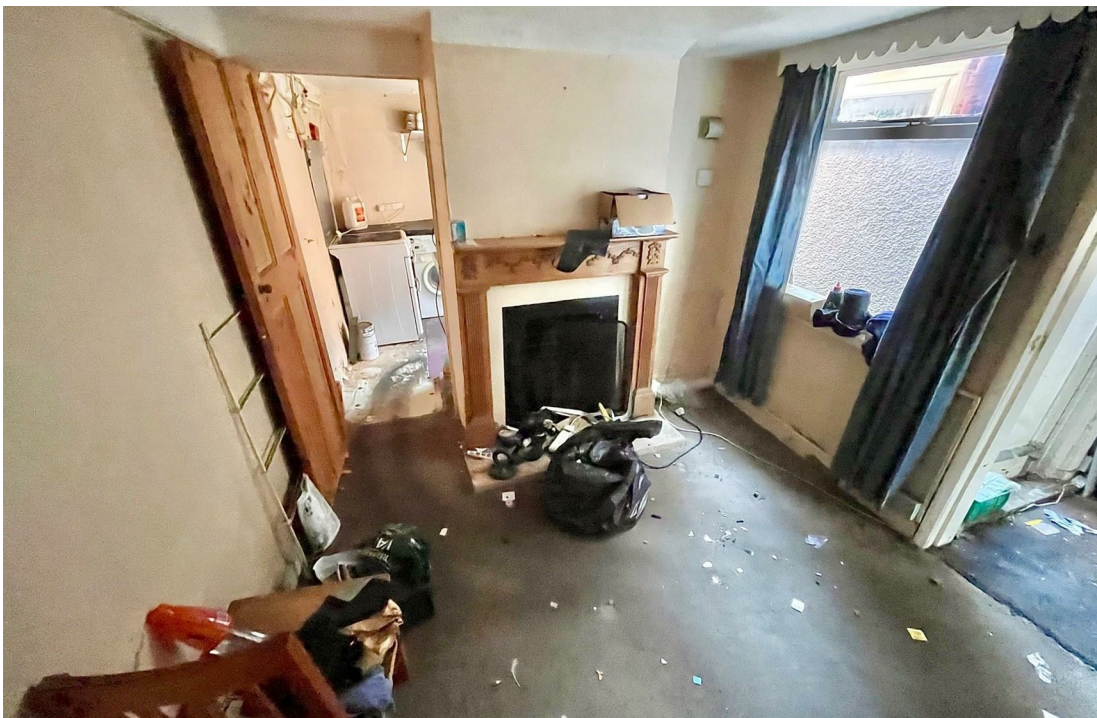
Doors leading off to:

Bedroom 1

12'1" x 11'1" (3.69 x 3.40)

Including the chimney breast, double glazed window to front aspect.





Bedroom 2

8'7" x 7'9" (2.64 x 2.38)

Including the chimney breast, double glazed window to rear aspect, door to:

Inner Landing

Built in airing cupboard housing the hot water cylinder, door to:

Bathroom

Panelled bath, low level wc, pedestal wash basin, part tiled walls, frosted double glazed window to rear aspect.

Outside

To the front of the property is a walled south facing forecourt. To the rear is a narrow courtyard.

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 where the property can be found on the left hand side.

Ref: Y12251/10/24/CF



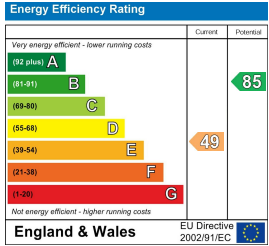
Floor Plan



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
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