

**Aldreds**  
Estate Agents



61 Lancaster Road  
Great Yarmouth NR30 2NQ

£99,950



## 61 Lancaster Road

Aldreds are pleased to offer this refurbished mid terraced house in a convenient location for the main town centre and a short walk to the sea front. The property would make an ideal first home or investment opportunity with accommodation comprising of a living room, kitchen, utility, new ground floor shower room, small landing and two bedrooms. Outside is a small yard. Recent improvements to the property include new gas central heating, new shower room, re-decoration throughout and new floor coverings. The property also benefits from double glazed windows. An early viewing is recommended of this attractive chain free property.

### Sitting Room

11'11" x 9'10" (3.64 x 3.01)

Including the chimney breast, part double glazed pvc entrance door, new fitted carpet, radiator, tv point, double glazed window to front aspect, access to:

### Kitchen

11'10" x 8'0" (3.62 x 2.46 )

Including the staircase to first floor with under stairs cupboards and storage recess, fitted wood effect wall and matching base units with granite effect work surfaces over, single drainer stainless steel sink unit, radiator, part tiled walls, wood effect laminate flooring, double glazed window to rear aspect, door to:

### Utility

5'5" x 5'0" (1.67 x 1.53)

Fitted work surface with space and plumbing below for a washing machine, radiator, double glazed window and part double glazed pvc door to rear, door to:

### Shower Room

New white suite comprising walk in shower cubicle with an electric shower over, low level wc, vanity unit with inset wash basin, aqua panelled walls, LVT flooring, double glazed window to rear, radiator.

### First Floor Small Landing

Doors leading off to:





### Bedroom 1

10'9" x 10'0" (3.30 x 3.07)

Plus chimney breast and adjacent wardrobe cupboards, radiator, double glazed window to front aspect, new fitted carpet.

### Bedroom 2

9'2" x 8'0" (2.81 x 2.44)

Including the built in airing cupboard housing the new gas combination boiler, plus over stairs cupboard, double glazed window to rear aspect, radiator, new fitted carpet.

### Outside

To the rear of the property is an enclosed small yard with a gate to the rear passageway and a storage shed.

### Tenure

Freehold. It should be noted that there is an element of Flying Freehold with the neighbouring property rear elevation over the bathroom of this property.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

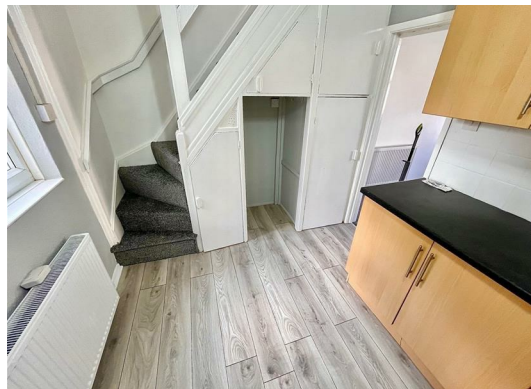
### Location

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 \* 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 south along South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, at the mini roundabout turn left into Nelson Road Central, and first right in to Lancaster Road where the property can be found on the right hand side.

Ref: Y12126/06/24/CF



## Floor Plan



## Viewing

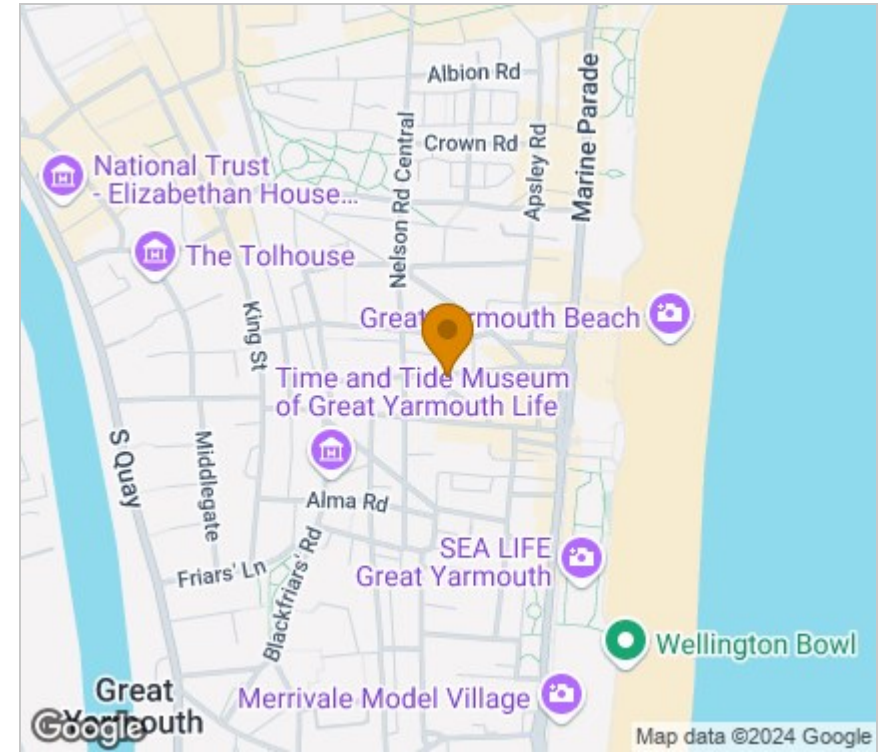
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

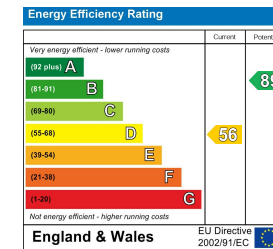
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## Area Map



## Energy Efficiency Graph



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