

Aldreds
Estate Agents



170 Palgrave Road
Great Yarmouth, NR30 1QD

£160,000



170 Palgrave Road

Aldreds are pleased to offer this attractively presented and very well maintained mid terraced house in a popular location close to local amenities and the town centre. The property would make an ideal family home or first purchase with spacious living accommodation comprising of an entrance hall, lounge, sitting/dining room, quality fitted kitchen with granite worktops, ground floor bathroom and separate wc. On the first floor a small landing serves three good sized bedrooms. Outside there is a forecourt and rear courtyard garden with shed/workshop. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

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

Lounge

11'10" x 9'4" (3.62 x 2.86)

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

Sitting/Dining Room

12'9" x 12'0" (3.89 x 3.67)

Including the chimney breast with a fitted fireplace and inset living flame coal effect gas fire, tv point, radiator, under stairs recess and cupboard, wall light points, double glazed window to rear aspect, door to:

Kitchen

13'5" x 7'10" (4.11 x 2.41)

Extensively fitted with a range of cottage style wall and matching base units with granite work surfaces over, single drainer stainless steel sink unit, built in double oven, four ring ceramic hob and extractor hood over, built in fridge and freezer, concealed integrated space and plumbing for a washing machine, metro tiling to walls, radiator, Karndean flooring, double glazed window to side, tv point, door to:

Rear Lobby

Karndean flooring, part double glazed pvc door to rear, doors leading to:

Separate WC

Low level wc, part tiled walls, tiled flooring, frosted double glazed window to rear.

Bathroom

9'10" x 5'5" (3.02 x 1.66)

Coloured suite comprising panelled bath, tiled shower cubicle with mains fed shower fitting, vanity unit with inset wash basin, tiled flooring and walls, radiator, frosted double glazed window to rear aspect.

First Floor Landing

Doors leading off to:





Bedroom 1

12'9" x 11'9" (3.91 x 3.59)

Including fitted bedroom furniture, radiator, double glazed window to front aspect, tv point.

Bedroom 2

12'9" x 12'0" (3.90 x 3.66)

Including the chimney breast, fitted bedroom furniture which extends in to the corner to a deep recess space, radiator, double glazed window to rear, tv point, door to:

Bedroom 3

13'3" x 7'10" (4.06 x 2.41)

Including mirror fronted wardrobes where the gas boiler is located, double aspect double glazed windows to side aspect, radiator.

Outside

To the front of the property is a walled forecourt. To the rear is a low maintenance generous block pavior courtyard garden with a useful shed/workshop. A gate leads to a rear service passageway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

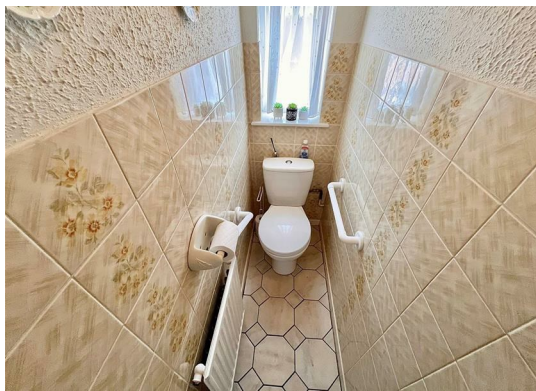
Location

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 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 north along North Quay, continue over the roundabout, turn right just before the Magistrates Court into Rampart Road, turn left into Palgrave Road where the property can be found half way down on the right hand side.

Ref: Y12264/10/24/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

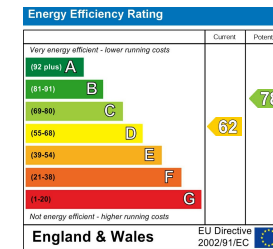
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Area Map



Energy Efficiency Graph



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