

**Aldreds**  
Estate Agents



82 Pascoe Drive

Ormesby, NR29 3TL

Offers Over £195,000





## 82 Pascoe Drive

Aldreds are pleased to offer this 2018 built, immaculately presented end terraced house on a larger than average plot with an adjacent driveway for car parking. This superb property would make an ideal first home or investment purchase with a low maintenance modern layout comprising of an entrance hall serving the spacious open plan kitchen/living room and ground floor cloakroom. On the first floor a landing serves two double bedrooms and a bathroom. Outside the gardens offer a generous space to relax in with a driveway for two cars. The property also benefits from double glazed windows and gas central heating.

### Entrance Hall

Part double glazed composite entrance door, carpeted stairs to first floor, wood effect Amtico flooring, door to:

### Open Plan Kitchen/Living Room

22'1" x 12'2" narrowing to 6'9" (6.74 x 3.71 narrowing to 2.07)

Spacious open plan living with a kitchen area fitted with coloured gloss finish wall and matching base units with wood grain finish work surfaces over, single drainer one and a half bowl stainless steel sink with mixer taps, space and plumbing for a washing machine, built in electric oven and four ring gas hob with incorporated extractor hood over, part tiled walls, cupboard housing the gas fired boiler, double glazed window with fitted blinds to front aspect, breakfast bar divider to living area with Amtico wood effect flooring extending in to the kitchen, two radiators, wall mount satellite tv point, double glazed French doors to rear, door to:

### Cloakroom

Low level wc, vanity unit with inset wash basin, radiator, extractor fan, tile effect vinyl flooring.

### First Floor Landing

Access to the loft space, fitted carpet, doors leading off to:

### Bedroom 1

12'2" x 7'10" (3.73 x 2.40)

Including a bank of wardrobe storage with sliding mirrored doors, hanging rails and shelving, radiator, double glazed window to rear with fitted blinds, fitted carpet.

### Bedroom 2

12'2" x 7'8" maximum (3.73 x 2.36 maximum)

Storage space over stairwell, double glazed window with fitted blinds to rear aspect, radiator, fitted carpet.







### Bathroom

White suite comprising panelled bath with mains fed shower fitting over, low level wc, vanity unit with inset wash basin, part tiled walls, extractor fan, vinyl flooring, radiator, frosted double glazed window to side aspect.

### Outside

To the front of the property is a small open garden area laid with artificial grass. Adjacent to the house is a driveway providing parking for two cars with a gated access beyond in to the larger than average low maintenance garden which is laid with an extensive paved patio and artificial grass beyond. Large workshop/summerhouse with power connected. Outside tap and lighting. The rear garden is fully enclosed by timber panelled fencing.

### Tenure

Freehold.

There is a service charge payable of £161 per annum.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### Location

Ormesby St Margaret and the adjoining Ormesby St Michael are Broadland villages approximately 5 miles from Great Yarmouth \* There is a Post Office \* Community Centre \* First and Middle schools \* A school bus service takes older children to the High schools at Martham \* Eastern Counties bus service operates to the City of Norwich.

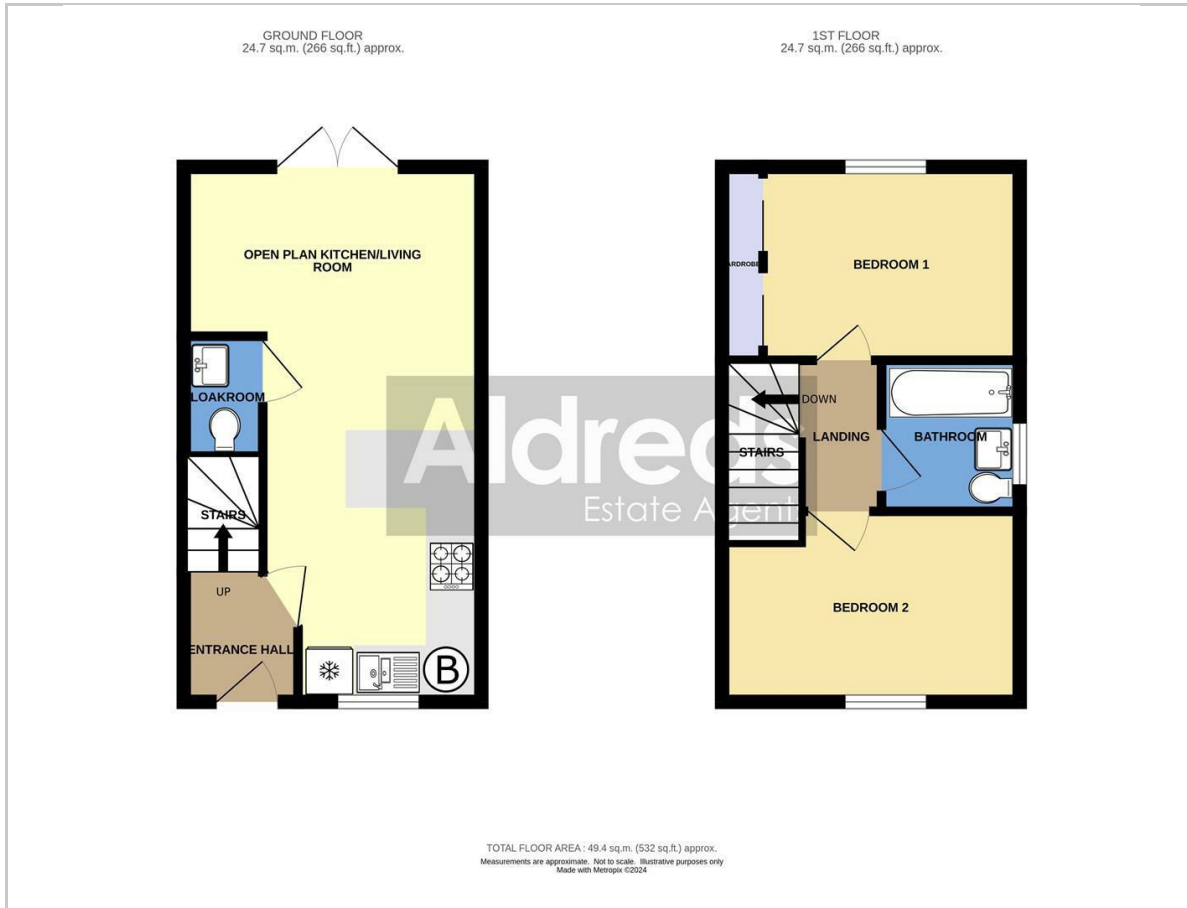
### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into the High Street, turn left and the next mini roundabout, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, continue past the Centurion Public House and take the third turning on the left in to Hecham Road and turn immediately left and then right into Pascoe Drive where the property can be found on the right hand side.

Ref: Y12279/11/24/CF



## Floor Plan



## Viewing

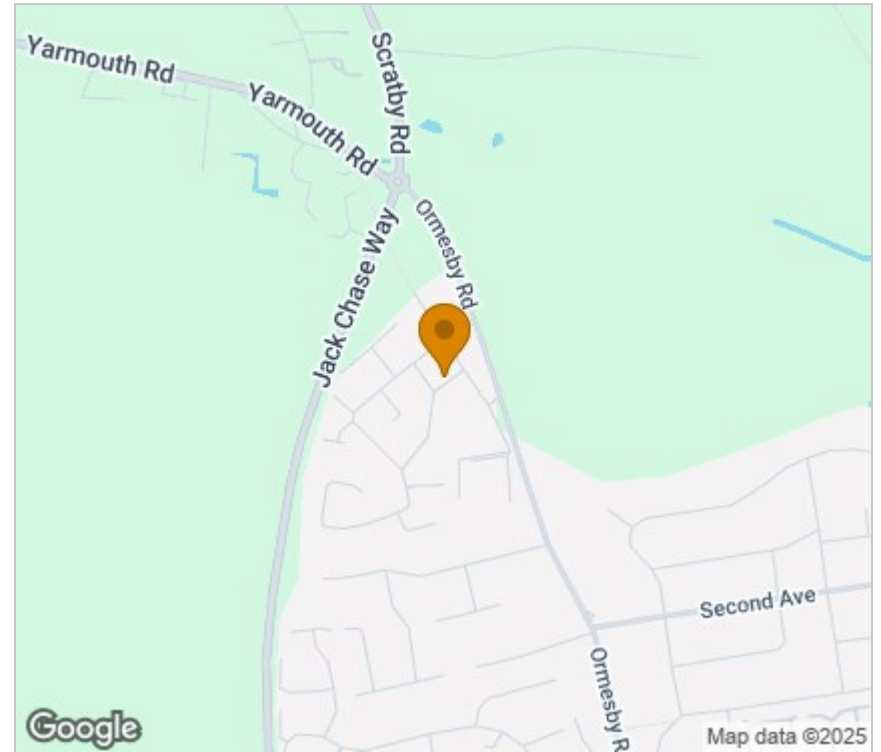
Please contact our Alureds Great Yamouth Office on 01493 844891  
if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

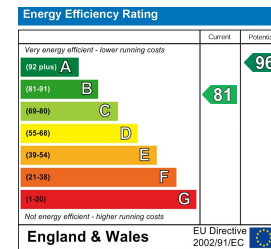
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Area Map



## Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>