

Aldreds
Estate Agents



91 Granville Road
Great Yarmouth, NR31 0BY

£125,000



91 Granville Road

Aldreds are pleased to offer this well presented mid terraced house in a popular location close to local amenities and the main town centre. The property offers an ideal living space for a first home or investment purchase comprising of a lounge, inner lobby, dining room, fitted kitchen, rear lobby and ground floor bathroom. On the first floor there are three good sized bedrooms. Outside is a forecourt and small rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Lounge

11'4" x 11'1" (3.46 x 3.39)

Double glazed window to front aspect, part double glazed pvc entrance door, fitted carpet, radiator, tv point, door to:

Inner Lobby

Stairs to first floor, door to:

Dining Room

11'4" x 11'2" (3.47 x 3.41)

Plus under stairs storage recess with a meter cupboard, radiator, fitted carpet, tv point, double glazed window to rear aspect, sliding door to:

Kitchen

12'9" x 6'5" (3.91 x 1.98)

Modern fitted kitchen with wall and matching base units with work surface over, built in electric double oven, four ring ceramic hob and extractor fan, part tiled walls, vinyl flooring, space and plumbing for a washing machine, radiator, wall mounted gas boiler, double glazed window to rear aspect, door to:

Rear Lobby

Built in storage cupboard, vinyl flooring, part double glazed pvc door to rear, door to:

Bathroom

7'9" x 6'2" (2.38 x 1.89)

Suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, part tiled walls, radiator, extractor fan, frosted double glazed window to rear aspect.

First Floor Small Landing

Doors leading off to:

Bedroom 1

11'4" x 11'1" (3.46 x 3.39)

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





Bedroom 2

11'4" x 11'2" (3.47 x 3.41)

Plus built in storage cupboard and including the chimney breast, radiator, double glazed window to rear aspect, fitted carpet, door to:

Bedroom 3

12'9" x 6'5" (3.90 x 1.98)

Including the corner chimney breast, radiator, double glazed window to rear aspect.

Outside

To the front of the property is a walled forecourt. To the rear is an enclosed yard area with a gated rear access on to a service passageway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

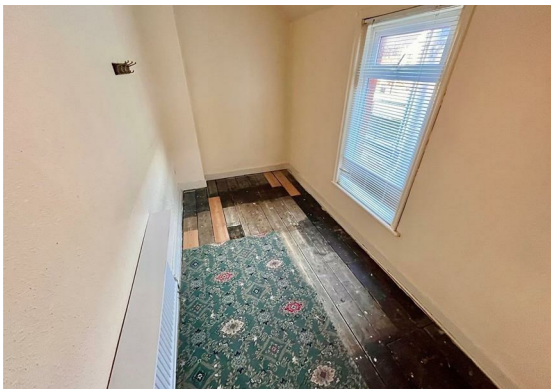
Location

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 west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, turn left again just before the shop into Marsh Road, turn right into Granville Road where the property can be found on the right hand side.

Ref: Y12284/11/24/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

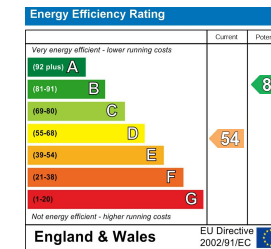
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Area Map



Energy Efficiency Graph



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