

Aldreds
Estate Agents



69 Chaucer Road
Great Yarmouth NR30 4HA

£179,950



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Aldreds are pleased to offer this superbly presented, renovated mid terraced house in a sought after location to the north of the town centre and within a couple of hundred yards of the sea front. The property has recently benefitted from an interior modernisation with complete re-decoration, new floor coverings, new kitchen and bathroom fittings and would make an ideal first home or investment purchase. The accommodation comprises of an entrance hall, lounge, gloss fitted kitchen/dining room, first floor landing with three separate bedrooms and a new bathroom suite. Outside there is forecourt parking and a generous west facing rear garden. The property is offered chain free.

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor, wood effect laminate flooring and new fitted carpet, radiator, door to:

Lounge

14'7" x 11'10" (4.47 x 3.62)

Including the chimney breast, tv point, double glazed window to front aspect, radiator, wood effect laminate flooring, door to:

Kitchen/Dining Room

16'2" maximum x 9'10" (4.94 maximum x 3.02)

Including the under stairs cupboard. New grey gloss finish kitchen with wall and matching base units with work surfaces over, inset single drainer stainless steel sink unit, space and plumbing for a washing machine, built in electric oven, four ring ceramic hob and extractor hood, part metro tiled walls, Ideal gas fired combination boiler, two double glazed windows to rear aspect, part double glazed pvc door to rear, radiator, wood effect laminate flooring.

First Floor Landing

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

Bedroom 1

13'1" x 9'9" (3.99 x 2.98)

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

Bedroom 2

11'8" x 8'11" (3.58 x 2.73)

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





Bedroom 3

9'10" x 7'7" (3.00 x 2.33)

Including the open fronted over stairs wardrobe cupboard, new fitted carpet, radiator, double glazed window to front aspect.

Bathroom

5'9" x 5'5" (1.76 x 1.66)

New white suite comprising panelled bath with mans fed shower fitting over, grey gloss finish aqua panelled walls, radiator, pedestal wash basin, low level wc, vinyl flooring, frosted double glazed window to rear aspect.

Outside

To the front of the property is a large driveway laid with block pavior with a side border and pathway leading to the entrance. To the rear is a generous westerly facing rear garden with a paved patio and lawned garden beyond. The rear garden is fully enclosed with a gated rear access on to the rear service roadway.

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 gives 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.

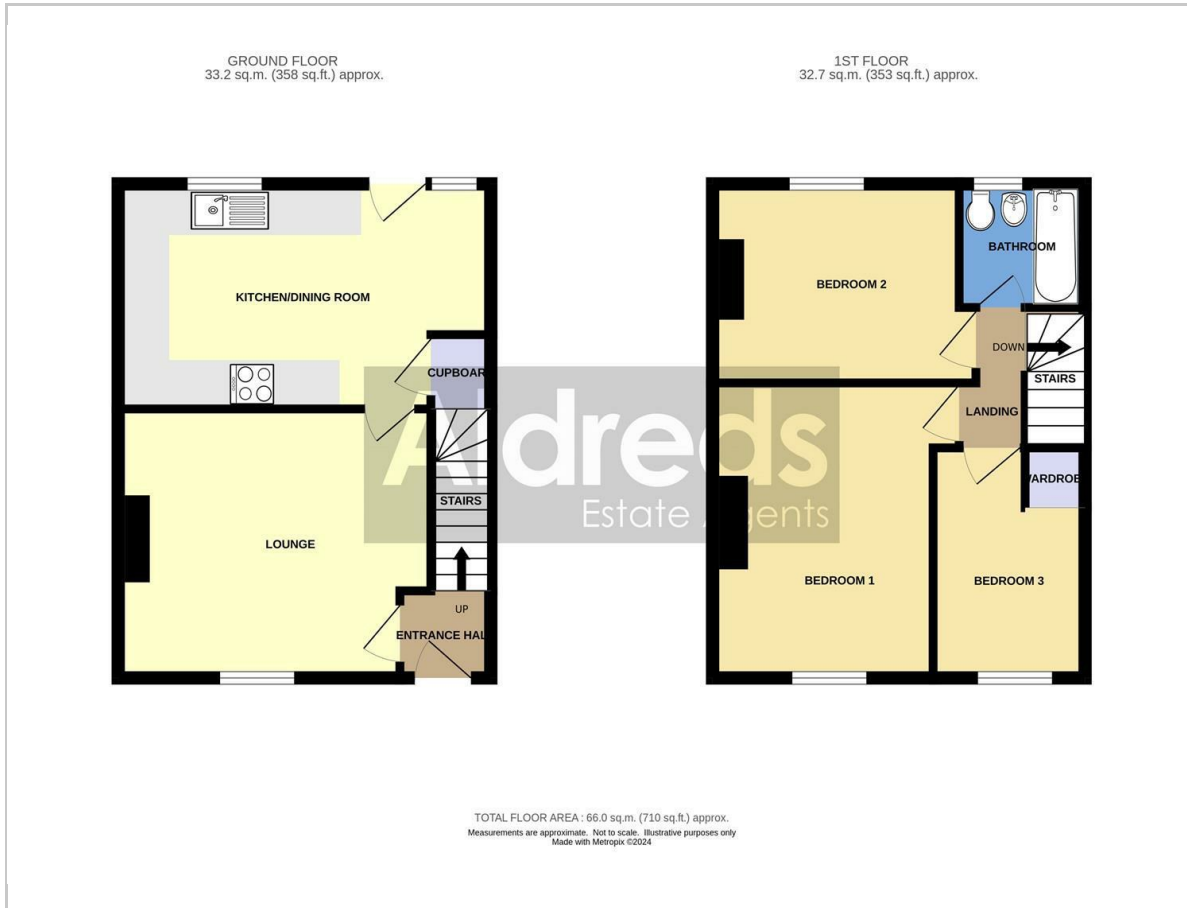
Directions

From the Haven Bridge head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, at the next set of traffic lights turn right into Jellicoe Road, at the mini roundabout turn right into Beatty Road, turn immediately left into Madden Avenue, at the mini roundabout turn right into Chaucer Road where the property can be found on the right hand side.

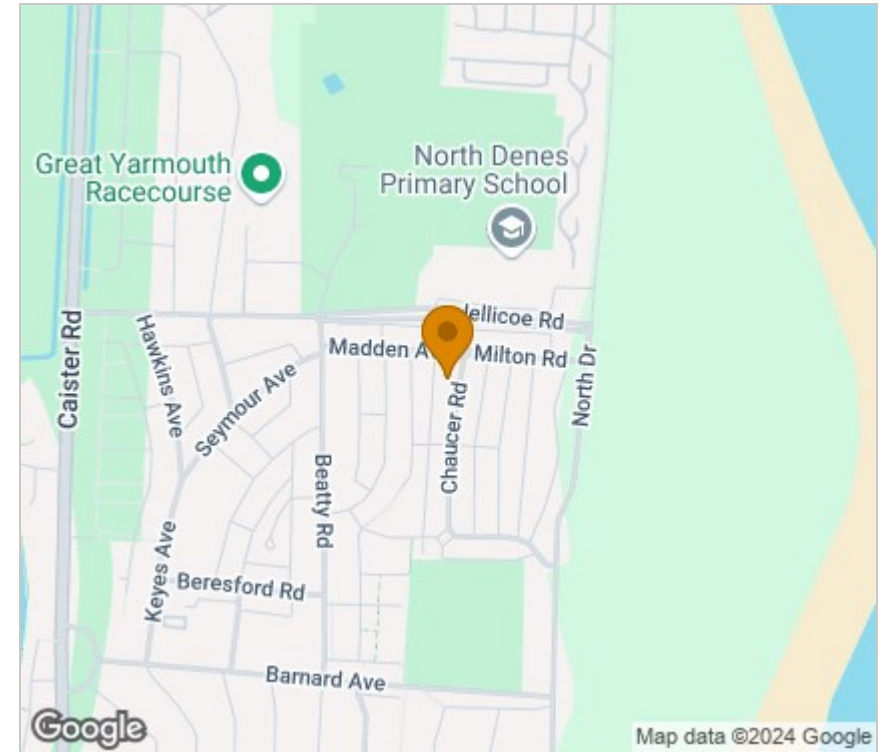
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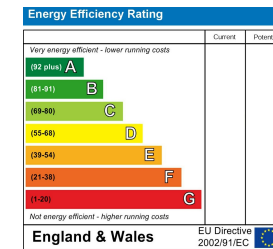
Floor Plan



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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