

Aldreds
Estate Agents

19. Palgrave Road

, Great Yarmouth, NR30 1QA

Offers In Excess Of £100,000



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CASH BUYERS ONLY Aldreds are pleased to offer this spacious mid terraced house in a popular location close to local amenities and a short walk to the town centre. The property would make an ideal investment property and requires further modernisation. The accommodation on offer comprises of an entrance hall, sitting room, dining room, kitchen, ground floor bathroom, small landing and three double size bedrooms. Outside there is a forecourt and west facing court yard garden. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Hall

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

Sitting Room

11'10" x 9'5" (3.62 x 2.88)

Including the tiled open fireplace, radiator, coved ceiling, picture rail, double glazed window to front aspect.

Dining Room

12'10" x 11'8" (3.92 x 3.58)

Including the chimney breast plus under stairs cupboard, radiator, double glazed window to rear aspect, door to:

Kitchen

12'11" x 7'8" (3.94 x 2.35)

Basic kitchen with base units, single drainer stainless steel sink unit, electric cooker point, part tiled walls, gas boiler, double glazed window and part double glazed pvc door to rear, door to:

Bathroom

5'5" x 5'4" (1.67 x 1.63)

Panelled bath, pipework for a basin (currently capped off), radiator, frosted double glazed window to rear, door to:

Cloakroom

Low level wc, frosted double glazed window.

First Floor Small Landing

Doors leading off to:

Bedroom 1

12'9" x 12'1" (3.89 x 3.69)

Including the chimney breast, radiator, double glazed window to front aspect, walk in wardrobe with access though to:





Bedroom 2

12'10" x 11'8" (3.92 x 3.58)

Including the chimney breast, radiator, double glazed window to rear aspect, door to:

Bedroom 3

12'9" x 7'7" (3.89 x 2.32)

Including a small cupboard and adjacent chimney breast, radiator, double glazed window to side aspect.

Outside

To the front of the property is a walled forecourt. To the rear is a westerly facing low maintenance court yard and 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'

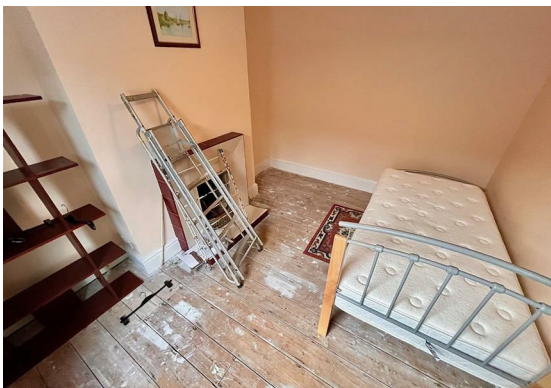
Location

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 part way down on the left hand side.

REF: Y12312/1/25



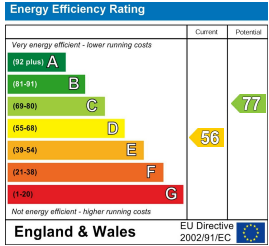
Floor Plan



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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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA