

Aldreds
Estate Agents



2 Garrison Road

Great Yarmouth, NR30 1PZ

Price Guide £170,000-£180,000



2 Garrison Road

Aldreds are pleased to offer this very well presented bay fronted, mid terraced house in a convenient location close to local amenities and a short walk to the town centre. The property would make an ideal family home with a hall entrance serving a lounge, dining room, recently re-fitted kitchen, utility room and ground floor bathroom. on the first floor a landing leads to four good sized bedrooms and a cloakroom. Outside there is a forecourt and generous size courtyard garden to the rear. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

Entrance Hall

Part double glazed composite entrance door, new vinyl flooring, stairs to first floor with under stairs cupboard and open storage recess, radiator, doors leading off to:

Lounge

12'4" x 11'6" (3.76 x 3.51)

Plus double glazed bay window to front aspect and including the chimney breast with a brick open fireplace with timber mantle over, wall mount tv point, radiator, wall lights.

Dining Room

12'4" x 9'8" (3.77 x 2.95)

Including the chimney breast, radiator, wood effect laminate flooring, double glazed window to rear aspect.

Kitchen

9'2" x 8'8" (2.80 x 2.65)

Re-fitted in 2024 with a cream gloss fitted kitchen comprising wall and matching base units with polished finish work surfaces over, one and a half bowl ceramic sink unit with mixer taps, part metro tiled walls, built in double electric oven, four ring ceramic hob with coloured glass splashback panel, vinyl flooring, double glazed window to side aspect, open access to:

Utility Room

9'1" x 3'5" (2.78 x 1.05)

Fitted work surface with space and plumbing below for a washing machine, vinyl flooring, part tiled walls, part double glazed door to rear, door to:

Bathroom

9'1" x 5'4" (2.78 x 1.65)

White suite comprising curved panelled bath with shower mixer tap, pedestal wash basin, low level wc, vinyl flooring, radiator, frosted double glazed window to rear aspect.

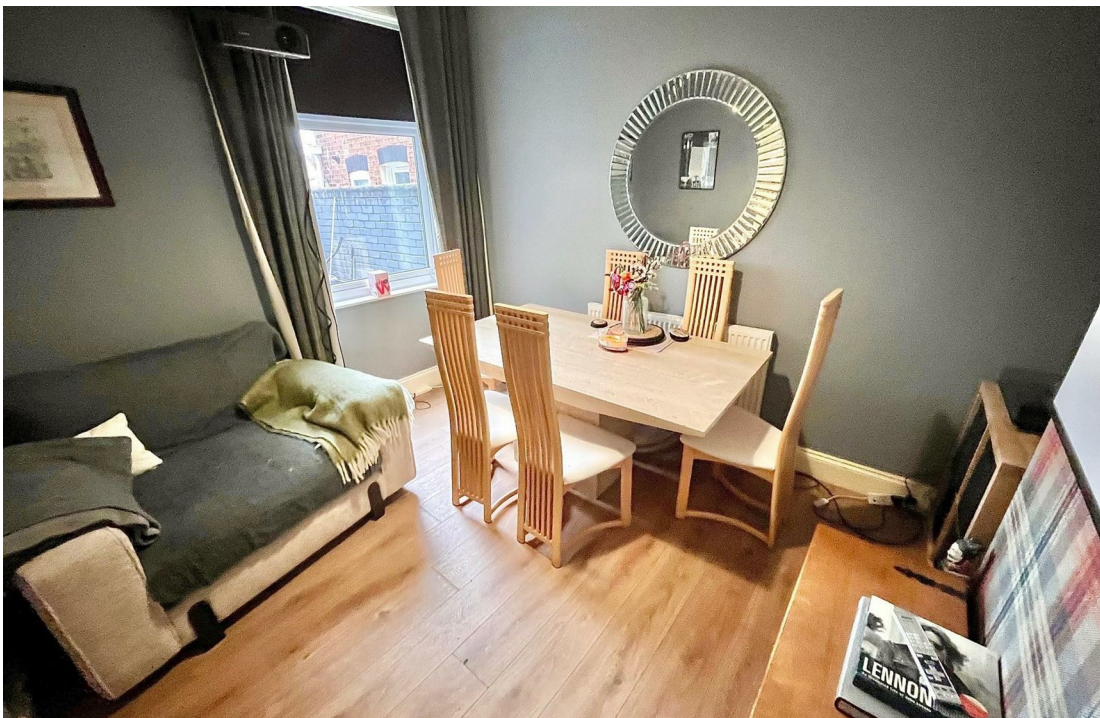
First Floor Landing

Fitted carpet, doors leading off to:

Cloakroom

Low level wc with a macerator, wash basin, part tiled walls, wood effect laminate flooring.





Bedroom 1

15'1" x 12'1" (4.62 x 3.70)

Spacious main bedroom with a chimney breast, two double glazed windows to the front aspect, radiator, access to the part boarded loft space with pull down ladder and lighting, fitted carpet.

Bedroom 2

11'0" x 9'8" (3.37 x 2.96)

Plus chimney breast and wardrobe cupboard, radiator, double glazed window to rear, fitted carpet.

Bedroom 3

9'2" x 9'1" (2.81 x 2.77)

Including the chimney breast, radiator, double glazed window to side aspect, fitted carpet, door to:

Bedroom 4

9'2" x 9'0" (2.81 x 2.76)

Including the boiler cupboard housing the gas fired boiler, radiator, tv point, double glazed window to rear aspect, fitted carpet.

Outside

To the front of the property is a walled forecourt. To the rear is a generous size courtyard garden with an area of side yard opening out on to the main garden which is paved with a raised low maintenance artificial grassed area. Brick boundary walling with a timber hand gate to a rear service passageway. Outside storage (former wc).

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

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 Haven Bridge proceed north along North Quay to the roundabout, proceed directly over onto North Quay taking the third turning right into Garrison Road and the property is situated on the left hand side.

Ref: Y12316/02/25/CF



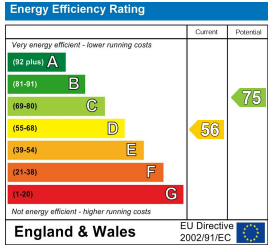
Floor Plan



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
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.