

Aldreds
Estate Agents



68 Hamilton Road

68 Hamilton Road, NR30 4LZ

£199,950



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Aldreds are pleased to offer this attractively presented, bay fronted mid terraced house in a sought after location to the north of the main town centre with a flexible layout of accommodation comprising of an entrance hall leading to the sitting room/bedroom 4, living room open plan to a dining room, modern fitted kitchen, utility/cloakroom. On the first floor there are three separate double bedrooms and a recently fitted quality bathroom. Outside there is a forecourt and southerly facing rear courtyard garden. The property also benefits from double glazed windows, gas central heating and would make an ideal family home. An early viewing is recommended.

Entrance Hall

Part double glazed composite entrance door, stairs to first floor, wood effect laminate flooring, doors leading off to:

Sitting Room/Bedroom 4

11'11" x 9'3" (3.65 x 2.82)

Plus a double glazed bay window to front aspect, radiator, wall mount tv point, fitted carpet. This room is currently used as a bedroom but could be an additional reception room.

Living Room

12'6" x 11'4" (3.82 x 3.46)

Plus under stairs cupboard housing the electric meter and fuse box, wood effect laminate flooring, wall mount tv point, radiator, double glazed window to rear aspect, open access to:

Dining Room

11'6" x 8'2" (3.51 x 2.49)

Including radiator, double glazed window to side aspect, wood effect laminate flooring, door to:

Kitchen

12'0" x 8'1" (3.67 x 2.47)

Fitted with a modern grey wood grain finish kitchen with wall and matching base units with wood block finish work surfaces over, built in electric double oven, four ring ceramic induction hob, space and plumbing for a dishwasher and tumble dryer, single drainer one and a half bowl stainless steel sink unit, porcelain tiled flooring, radiator, double glazed window and part double glazed pvc door to rear, door to:

Utility/Cloakroom

8'6" x 2'4" (2.61 x 0.72)

Low level wc, hand wash basin, space and plumbing for a washing machine, tiled walls and flooring, frosted double glazed window to side aspect.

First Floor Landing

Access to the part boarded loft space, built in shelved storage cupboard, doors leading off to:

Bedroom 1

12'6" x 11'7" (3.82 x 3.55)

Plus a double glazed bay window to front aspect, radiator, fitted carpet, wall mount tv point.





Bedroom 2

11'2" x 8'1" (3.42 x 2.47)

Including a cupboard housing the gas combination boiler, low level wc with combined wash basin, double glazed window to side aspect, radiator, tv point, fitted carpet.

Bedroom 3

9'4" x 8'9" maximum (2.87 x 2.68 maximum)

Double glazed window to rear aspect, radiator, wall mount tv point, fitted carpet.

Family Bathroom

New white suite comprising curved panelled bath with ceiling mounted fountain shower and hand held shower attachment. pedestal wash basin, low level wc, chrome towel rail/radiator, tiled walls, vinyl flooring, frosted double glazed window to side aspect, recessed spot lights.

Outside

To the front of the property is a walled forecourt. To the rear is a south facing courtyard garden with a side concreted area with built in storage, beyond which a gate leads to a covered terrace with pergola. Concealed bin store with a gated access on to the rear service road.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

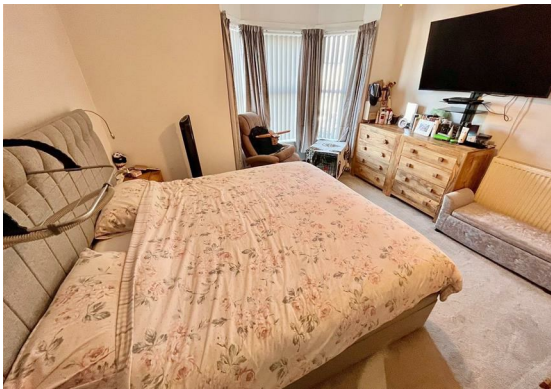
Location

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, continue into Lawn Avenue, continue over the traffic lights into Caister Road, turn right into Hamilton Road where the property can be found half way down on the right hand side.

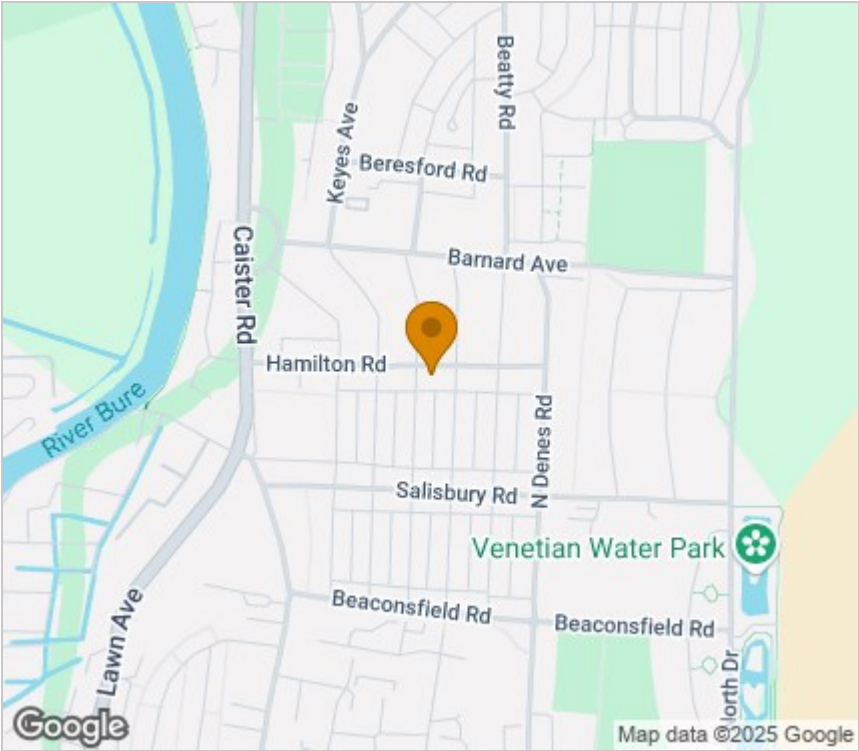
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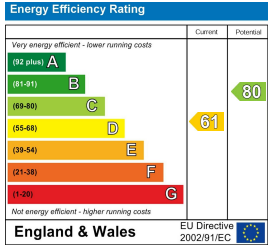
Floor Plan



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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