

**Aldreds**  
Estate Agents

3 Maygrove Road  
Great Yarmouth, NR30 1DG

£115,000





### 3 Maygrove Road

Aldreds are pleased to offer this well presented mid terraced house in a convenient location for local amenities and a short walk to the town centre. The property would make an ideal investment property or first home with accommodation comprising of a lounge, separate dining room, kitchen and ground floor cloakroom. On the first floor a landing leads to two separate double bedrooms and a bathroom. Outside there is a forecourt and enclosed rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

#### Lounge

11'5" x 11'1" (3.49 x 3.40)

Including the chimney breast with a red brick fireplace and fitted plasma style electric fire, radiator, wood effect laminate flooring, double glazed window to front aspect, part double glazed p0vc entrance door, access to:

#### Inner Lobby

Stairs to first floor, door to:

#### Dining Room

11'7" x 10'4" (3.55 x 3.15)

Including the stairs to first floor with open under stairs recess, chimney breast with stone fireplace, radiator, double glazed window to rear aspect, tv point, door to:

#### Kitchen

8'3" x 6'11" (2.52 x 2.11)

Grey fitted kitchen with wall and matching base units with work surface over, single drainer stainless steel sink unit, electric cooker point, space and plumbing for a washing machine, vinyl flooring, double glazed door and window to rear, door to:

#### Cloakroom

Low level wc, pedestal wash basin, radiator, frosted double glazed window to rear.

#### First Floor Landing

Doors leading off to:

#### Bedroom 1

11'5" x 11'1" (3.49 x 3.40)

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







### Inner Landing

Access to:

### Bedroom 2

10'4" x 8'7" (3.15 x 2.62)

Double glazed window to rear aspect, radiator.

### Bathroom

8'6" x 6'10" (2.61 x 2.10 )

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

### Outside

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

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage

### Council Tax

Great Yarmouth Borough Council - Band 'A'

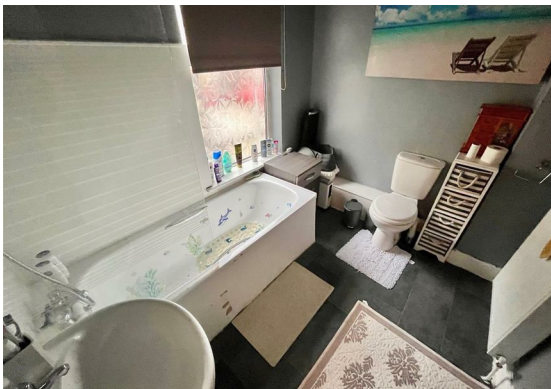
### Location

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, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, at the mini roundabout turn right into Kitchener Road, turn right into Maygrove Road where the property can be found on the left hand side.

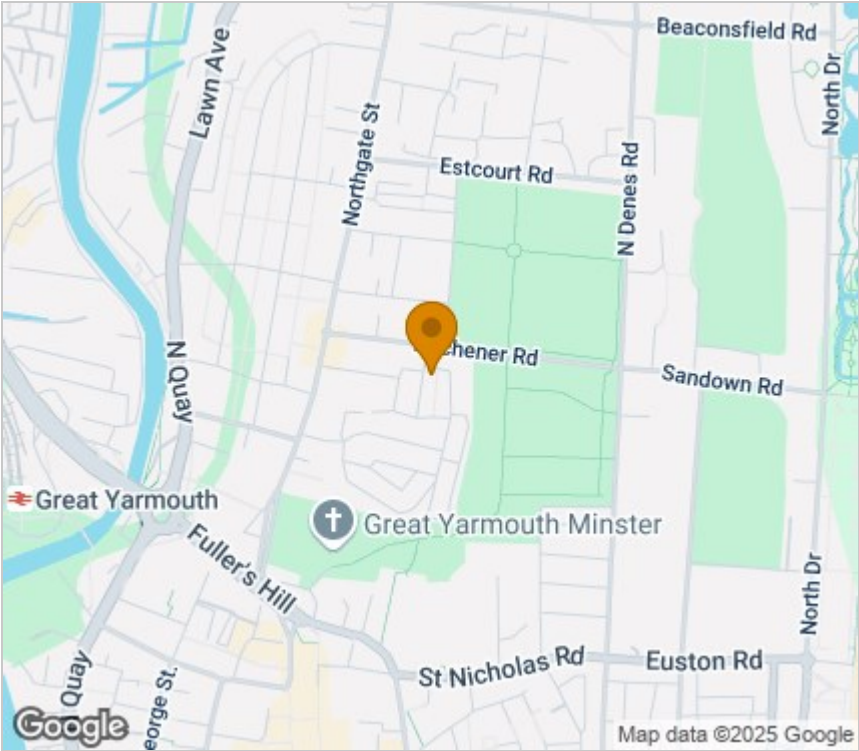
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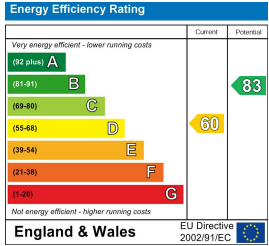
Floor Plan



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.

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