

Aldreds
Estate Agents



75 St. Georges Road
Great Yarmouth, NR30 2JR
£195,000



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Aldreds are pleased to offer this rare opportunity to acquire a tastefully presented, spacious semi detached family house in a convenient town centre location with a flexible living space comprising of an entrance hall, lounge, kitchen/dining room, cloakroom and utility on the ground floor with a landing serving three good size bedrooms and a quality fitted shower room. Outside there is a low maintenance forecourt and private southerly facing rear garden. The property also benefits from double glazed windows, gas central heating and is offered with no onward chain. An early viewing is recommended.

Entrance Hall

Part double glazed pvc entrance doors to front and rear, radiator, recessed spot lights, access leading off to:

Lounge

13'8" x 13'6" (4.17 x 4.13)

Including the chimney breast, radiator, tv point, built in corner storage cupboard, double glazed window to front aspect, stairs to first floor.

Kitchen/Dining Room

Kitchen Area

11'3" x 10'3" (3.44 x 3.13)

Extensively fitted with a quality grey shaker style kitchen with wall and matching base units with wood block work surfaces over, single drainer stainless steel sink unit, built in electric oven, four ring ceramic hob with black glass splashback and extractor hood over, cupboard housing the gas boiler, tiled flooring, recessed spot lights, double glazed window to rear, open access to:

Dining Area

10'3" x 8'10" (3.13 x 2.71)

Tiled flooring, radiator, double glazed window to front aspect.

Utility Room

9'10" maximum x 6'9" (3.00 maximum x 2.06)

Radiator, recessed spot lights, vinyl flooring, double glazed window to rear, space for appliances, door to:

Cloakroom

Low level wc.

First Floor Landing

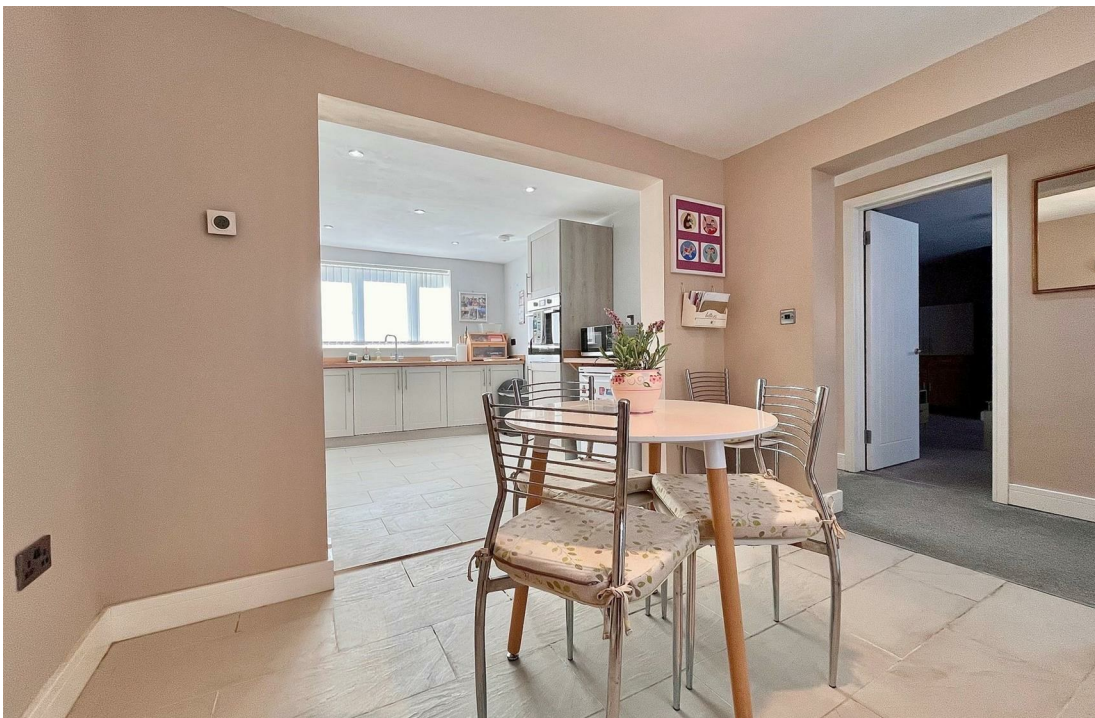
Access to the loft space, radiator, deep built in storage cupboard, doors leading off to:

Bedroom 1

11'5" x 10'6" (3.49 x 3.22)

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





Bedroom 2/Sitting Room

15'0" maximum x 13'7" (4.58 maximum x 4.15)

Including the stairwell and chimney breast, double glazed window to front aspect, radiator, tv point. (This room is currently used as a second sitting room but was designed to be a bedroom).

Bedroom 3

13'11" x 8'9" (4.25 x 2.68)

Double glazed window to front aspect, radiator, wall mount tv point.

Shower Room

Quality fitted shower room with a double width tiled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled flooring, frosted double glazed window to rear aspect, chrome towel rail/radiator.

Outside

To the front of the property is a gated access leading to a sloped entrance pathway and the concreted forecourt. At the rear is a low maintenance garden which is southerly facing with an area of raised decking, lawned area and side concreted yard with a storage shed.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

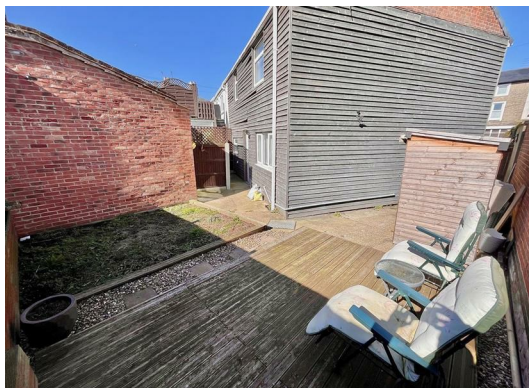
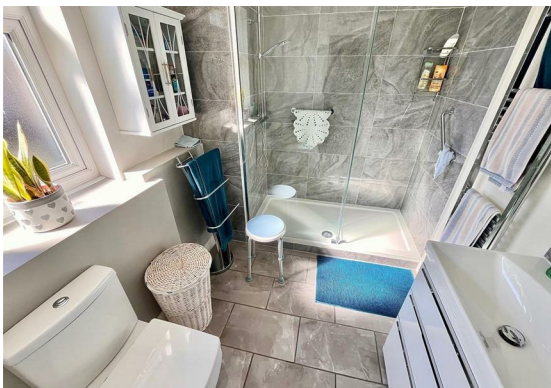
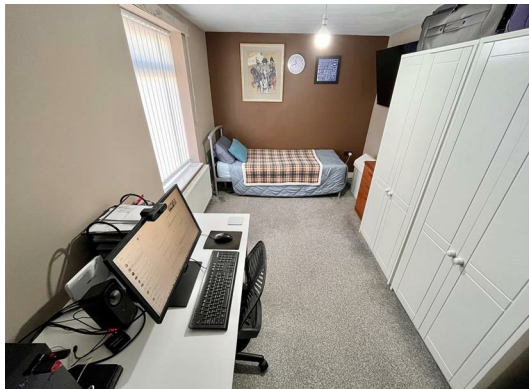
Location

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 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 south along South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, at the mini roundabout turn left into Nelson Road Central, turn left into St Georges Road where the property can be found on the left hand side after a short distance.

Ref: Y12362/3/25



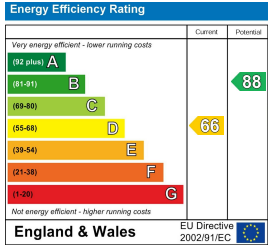
Floor Plan



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.

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