

Aldreds
Estate Agents



19 Garfield Road
Great Yarmouth, NR30 4JX
£150,000



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Aldreds are pleased to offer this tastefully presented, modernised mid terraced house in a sought after location to the north of the town centre. The property would make an ideal first home or investment purchase with accommodation comprising of a living room, separate dining room, modern fitted kitchen, rear lobby and ground floor quality bathroom suite. On the first floor there are three good sized bedrooms. Outside there is a front garden and enclosed rear courtyard. The property also benefits from double glazed windows and gas central heating. An early viewing is strongly recommended.

Lounge

11'6" x 10'11" (3.53 x 3.35)

Including a media wall with inset shelving and wall mount tv point, double glazed window to front aspect, part double glazed pvc entrance door, radiator, new fitted carpet, access to:

Dining Room

14'1" x 11'6" (4.30 x 3.52)

Including the chimney breast with a wall mounted plasma style electric fire, stairs to first floor with small under stairs cupboard, grey oak effect laminate flooring, radiator, double glazed window to rear aspect, wall mount tv point, access to:

Kitchen

8'10" x 5'10" (2.71 x 1.79)

Fitted with a quality kitchen with grey matt finish wall and matching base units with white work surfaces over, metro tiling to walls, recess with space for an electric cooker, single drainer granite effect cast sink with mixer taps, space and plumbing for a washing machine, tiled flooring, double glazed window to side aspect, wall mounted gas fired boiler, access to:

Rear Lobby

Double glazed door to rear, storage recess, door to:

Bathroom

6'2" x 5'4" (1.88 x 1.65)

White suite comprising P-shaped panelled bath with mains fed shower fitting over, tiled walls and flooring, frosted double glazed window to side aspect, pedestal wash basin, low level wc, radiator.

First Floor Small Landing

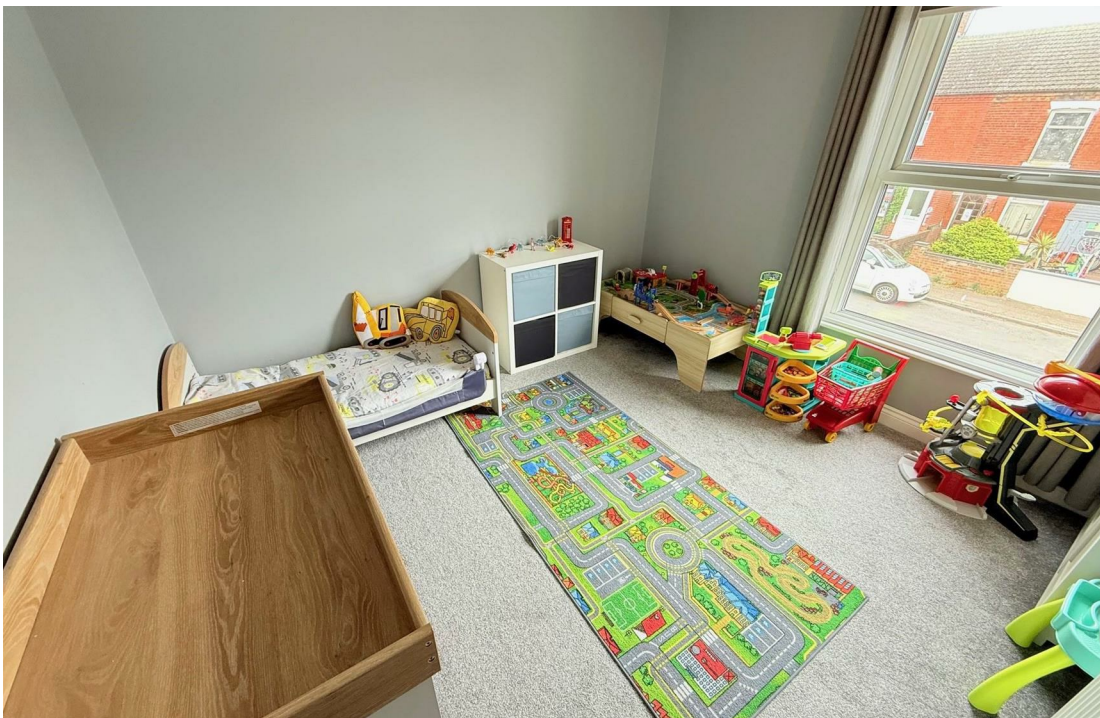
Doors leading off to:

Bedroom 1

11'6" x 10'11" (3.53 x 3.35)

Including the chimney breast with wall mount tv point, radiator, fitted carpet, double glazed window to front aspect.





Bedroom 2

11'6" x 11'1" (3.52 x 3.38)

Including the chimney breast with wall mount tv point plus an over stairs storage cupboard with access to the loft space, radiator, fitted carpet, double glazed window to rear aspect, door to:

Bedroom 3

11'11" x 6'3" (3.64 x 1.91)

Double glazed window to rear aspect, radiator, fitted carpet.

Outside

To the front of the property is a walled low maintenance garden area which is laid with artificial grass. To the rear is an enclosed courtyard garden with a gate leading to a rear service passageway. Outside tap.

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 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, at the roundabout take the third exit and follow the inner relief road, at the first set of traffic lights turn left into Northgate Street, continue for approximately one third of a mile, at the second mini roundabout turn right into Beaconsfield Road, take the second turning left into Garfield Road where the property can be found on the left hand side marked with a 'For Sale' board.

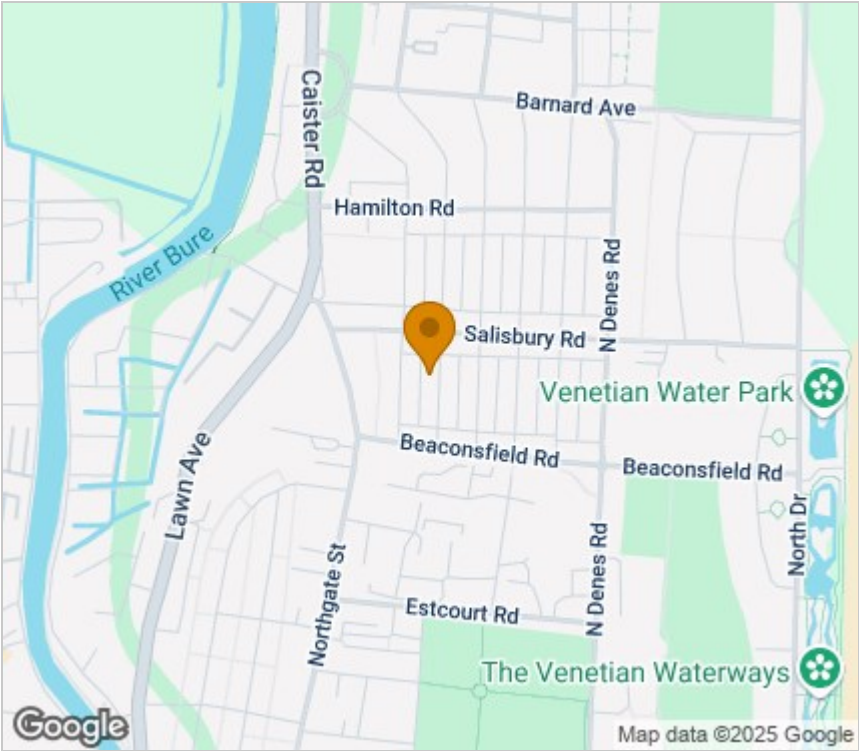
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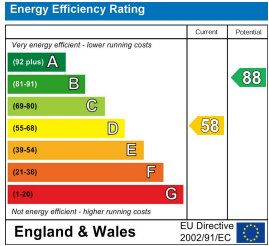
Floor Plan



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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