



6 Dolman Close

Great Yarmouth, NR31 0BE

Price Guide £150,000-£155,000



6 Dolman Close

PRICE GUIDE £150,000-£155,000 Aldreds are pleased to offer this spacious mid terraced house in a convenient location for local amenities and the main town centre. The property would make an ideal first home or investment purchase and offers accommodation comprising of an entrance hall, lounge, kitchen, dining room, landing two double bedrooms, bathroom and cloakroom. Outside there are low maintenance front and rear gardens with a westerly aspect to the rear. The property also benefits from double glazed windows and gas central heating. Viewing recommended.

Entrance Hall

Part double glazed pvc entrance door, wood effect laminate flooring, radiator, stairs to first floor landing with under stairs cupboard, doors leading off to:

Lounge

13'3" x 11'8" (4.06 x 3.58)

Including a storage cupboard, double glazed window to front aspect, radiator, tv point.

Kitchen

11'1" x 8'4" (3.39 x 2.55)

Fitted kitchen with wood grain finish wall and matching base units with marble effect work surfaces over, single drainer sink unit, wood effect laminate flooring, space and plumbing for a washing machine, recess with electric cooker point, part tiled walls, double glazed window and part double glazed pvc door to rear, access to:

Dining Room

9'1" x 8'10" (2.79 x 2.71)

Double glazed window to rear, radiator.

First Floor Landing

Built in airing cupboard, doors leading off to:

Bedroom 1

14'8" x 9'2" (4.49 x 2.81)

Plus built in wardrobe cupboard housing the gas boiler, double glazed window to front aspect, radiator, tv point.





Bedroom 2

12'5" x 10'0" (3.81 x 3.05)

Double glazed window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with shower mixer tap, pedestal wash basin, mainly tiled walls, radiator, frosted double glazed window to rear.

Cloakroom

Low level wc, frosted double glazed window to rear.

Outside

To the front of the property is a lawned garden with side borders, pathway and raised steps leading to the entrance. To the rear is a paved terrace flanked by lawn and side borders. Shed and brick outbuilding. The rear garden is enclosed by panelled fencing and faces a westerly direction.

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 west over Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, follow the road round to the right, take the first turning on the right into Isaacs Road, turn right into Cobholm Close and at the bottom bear right into Dolman Close where the property can be found on the left hand side.

Ref: Y12415/5/25/SV



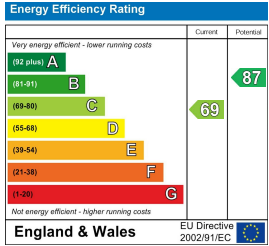
Floor Plan



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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