

Aldreds
Estate Agents



119 Admiralty Road
Great Yarmouth, NR30 3DG
£160,000



119 Admiralty Road

Aldreds are pleased to offer this superbly presented, mid terraced house in a convenient location for local amenities and a short walk to the sea front. The property would make an ideal first home or investment purchase and offers well equipped accommodation with lots of storage, benefitting from being recently re-decorated and having new fitted carpets laid. A spacious entrance hall serves a lounge, separate dining room, modern fitted kitchen, landing leading to two large double bedrooms and a shower/wet room. Outside there are generous front and rear gardens and rear car parking for residents. The property also benefits from gas central heating, double glazed windows and is offered with vacant possession. An early viewing is recommended.

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor with open under stairs cupboard, two built in storage cupboards one of which houses the fuse box, radiator, fitted carpet, doors leading off to:

Lounge

11'9" x 11'5" (3.60 x 3.48)

Double glazed window to front aspect, radiator, tv point, fitted carpet, door to:

Dining Room

8'9" x 8'5" (2.69 x 2.58)

Plus recess with a deep walk in storage cupboard 1.86m x 0.78m which could be adapted for other uses, radiator, double glazed window to rear aspect, vinyl flooring, door to:

Kitchen

8'4" x 8'3" (2.54m x 2.51m)

Fitted with a wood effect kitchen with wall and matching base units with work surfaces over, part tiled walls, tiled flooring, a fridge, electric cooker, a washing machine, frosted double glazed pvc door to rear, double glazed window to rear.

First Floor Landing

Built in storage cupboard with adjacent built in airing cupboard housing the boiler, loft access, fitted carpet, doors leading off to:

Bedroom 1

17'8" x 9'6" (5.39 x 2.91)

Large main bedroom with two double glazed windows to front aspect, radiator, fitted carpet, tv aerial lead, raised storage shelf (this room could possibly be divided in to two small bedrooms due to having two windows to front).





Bedroom 2

13'9" x 8'10" (4.21 x 2.70)

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

Shower/Wet Room

8'6" x 5'6" (2.61 x 1.68)

Waterproof membrane floor with electric shower over, pedestal wash basin, low level wc, radiator, extractor fan, part tiled walls, frosted double glazed window to rear aspect.

Outside

To the front of the property a shared gated access leads to the front of the property which is low maintenance and laid with paved patio and inset planting. At the rear is also a very low maintenance paved garden which faces a westerly direction with a timber shed and brick store. A gate leads to the rear residents parking area.

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 south along South Quay, turn left into Queens Road, at the traffic lights turn right into Admiralty Road where the property can be found immediately on left hand side.

Ref: Y12417/5/25/SV



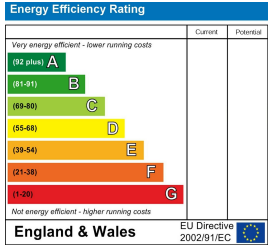
Floor Plan



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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