

Aldreds
Estate Agents



17 Ordnance Road, Great Yarmouth, NR30 3DL

£120,000





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- Well Presented
- Spacious Lounge/Dining Room
- Two Large Double Bedrooms
- Lower Running Costs With Solar Panels
- New Carpets & Re-Decorated Throughout
- Modernised Mid Terraced House
- Extended Kitchen
- Gas Central Heating
- Double Glazed Windows
- Viewing Recommended

Aldreds are pleased to offer this well presented mid terraced house in a convenient location for local amenities and a short distance from the third river crossing. The property would make an ideal first home or investment purchase and benefits from recently being re-decorated throughout, new fitted carpets, gas central heating, double glazed windows and reduced running costs via solar panels. The accommodation comprises of an entrance lobby, spacious lounge/dining room, extended kitchen, ground floor bathroom and separate wc, small landing serving two large double bedrooms. Outside there is a small forecourt and enclosed rear yard. Offered chain free.



Entrance Lobby

Part double glazed pvc entrance door, double glazed internal door to:

Lounge/Dining Room 23'6" x 13'6" maximum (7.17 x 4.12 maximum)

Including the staircase to first floor, two chimney breasts with a fitted gas fire and recess with a cast iron wood burner, two radiators, brick divider, stairs to first floor with under stairs bar/storage area, tv point, double glazed window to front aspect, feature stained glass circular window, open access to:

Kitchen 12'5" x 7'8" (3.81 x 2.36)

Modern wood trim and coloured units comprising wall and matching base units with work surfaces over, one and a half bowl stainless steel sink unit, built in electric oven, four ring hob and incorporated extractor hood over, part tiled walls, wood effect laminate flooring, radiator, space and plumbing for a washing machine, double glazed window and door to rear, cupboard housing the inverter for solar panels, door to:





Directions

Bathroom 6'2" x 5'2" (1.90 x 1.60)

White suite comprising corner bath with electric shower over, hand wash basin, tiled walls, vinyl flooring, extractor fan, frosted double glazed window to rear aspect, radiator, door to:

Cloakroom

Low level wc, wood effect laminate flooring, frosted double glazed window to rear aspect.

First Floor Small Landing

Doors leading off to:

Bedroom 1 13'5" x 12'11" (4.11 x 3.96)

Including the chimney breast and alcoves with concealed lighting, tv aerial lead, radiator, double glazed window to front aspect.

Bedroom 2 10'9" x 9'11" (3.29 x 3.04)

Including the chimney breast, radiator, double glazed window to rear, tv aerial lead, over stairs cupboard housing the Vaillant gas boiler.



Outside

To the front of the property is a walled forecourt. To the rear is a small enclosed yard with a gate leading to the 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 south along South Quay, turn left into Queens Road, turn right into Ordnance Road where the property can be found on the left hand side.

Ref: Y12423/06/25/CF

Floor Plans



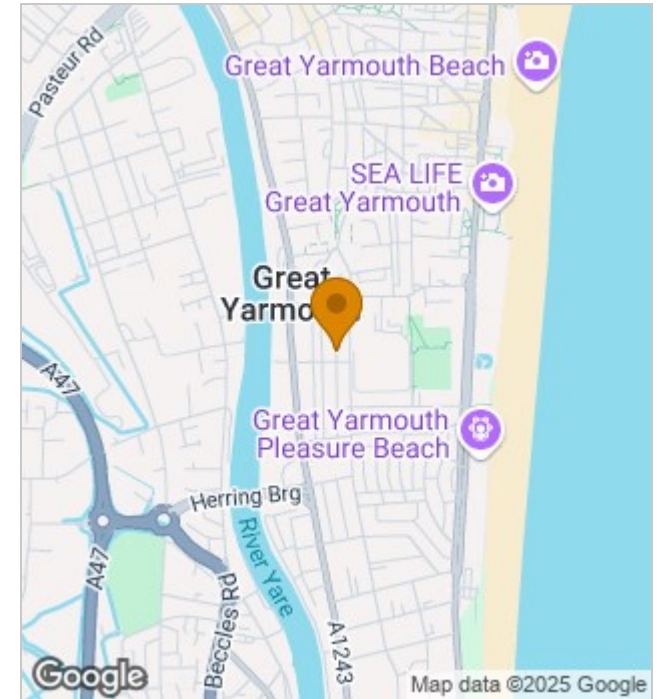
Viewing

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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Location Map



Energy Performance Graph

