

Aldreds
Estate Agents

23 Winifred Road
Great Yarmouth NR31 0BL

Offers In Excess Of £120,000



23 Winifred Road

Great Yarmouth NR31 0BL

Aldreds are pleased to offer this very well presented, modernised mid terraced house in a popular convenient location close to local amenities and a short walk in to the town centre. The property offers a lounge, dining room, modern fitted kitchen, cloakroom and rear porch on the ground floor with three bedrooms and a bathroom on the first floor. Outside is a westerly facing front courtyard and enclosed rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free. This attractive house would suit either an investor or as a first home purchase.

Lounge

11'6" x 11'4" (3.52 x 3.47)

Including the chimney breast with fireplace recess, double glazed window to front aspect, radiator, tv point, part double glazed pvc entrance door, wooden flooring, door to:

Inner Lobby

Stairs to first floor, door to:

Dining Room

11'8" x 10'10" (3.56 x 3.31)

Including the chimney breast with an inset wood burner, radiator, under stairs cupboard, double glazed window to rear, open access to:

Kitchen

14'0" x 6'7" (4.27 x 2.02)

Fitted with a white gloss kitchen with wall and matching base units with wood effect work surfaces over, one and a half bowl stainless steel sink unit, space and plumbing for a washing machine, part metro tiled walls, tiled flooring, two double glazed windows to side aspect, vertical radiator, part double glazed pvc door to rear, door to:

Cloakroom

Low level wc, frosted double glazed window to side aspect.

Rear Porch

Tiled flooring, polycarbonate roof over, double glazed window and part double glazed pvc door to rear.

First Floor Small Landing

Doors leading off to:

Bedroom 1

11'8" x 10'10" (3.56 x 3.31)

Including the chimney breast, double glazed window to front aspect, radiator, interconnecting door to:





Bedroom 2

11'6" x 11'4" (3.52 x 3.47)

Including the chimney breast, radiator, double glazed window to rear aspect, door to:

Bedroom 3

7'8" x 6'6" (2.34 x 1.99)

Double glazed window to side aspect, door to:

Bathroom

8'7" x 6'5" (2.64 x 1.98)

Including an airing cupboard housing the gas fired boiler, panelled bath with aqua panelled walls and electric shower, pedestal wash basin, low level wc, vinyl flooring, frosted double glazed window to side aspect.

Outside

To the front of the property is a walled westerly facing courtyard garden. To the rear is a small enclosed yard with a gate leading to a rear service passageway,

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

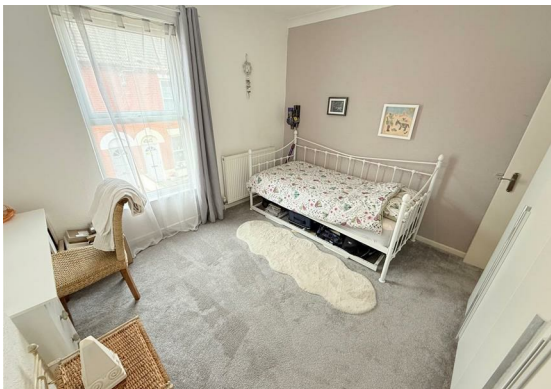
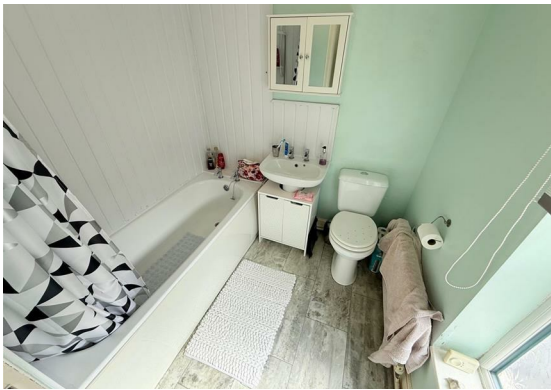
Location

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 * Racecourse * 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 the Haven Bridge, at the traffic lights turn right into Mill Road, at the mini roundabout turn left, continue on Mill Road, just before the shop turn left into Marsh Road where Winifred Road can be found on the left.

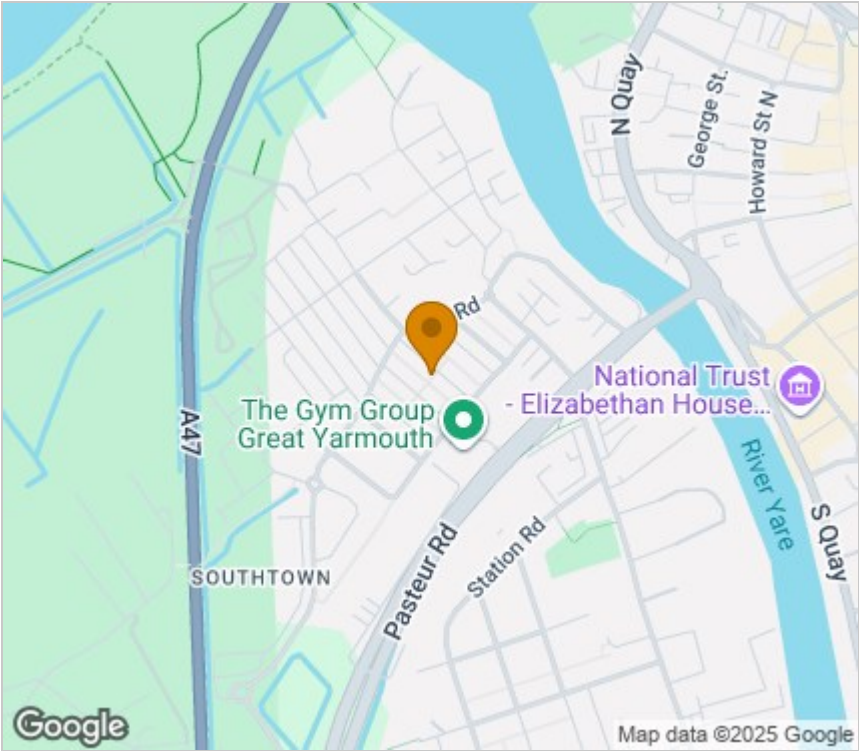
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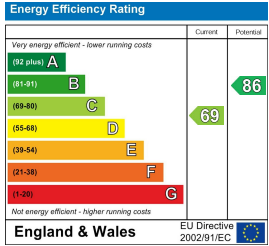
Floor Plan



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.

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