

**Aldreds**  
Estate Agents



18 Queen Elizabeth Court Kings Road

Great Yarmouth NR30 3JW

£190,000





## 18 Queen Elizabeth Court Kings Road

Aldreds are pleased to offer this spacious and well presented end terraced bungalow in a prime location yards from the sea front. The property would make an ideal retirement home or investment property with accommodation comprising of an entrance hall serving the living room, two double bedrooms and a modern fitted kitchen and shower room. Outside there is a front garden area providing an ideal space to relax in with adjacent allocated car parking with an additional visitors space. The property also benefits from double glazed windows and gas central heating. Offered with no onward chain. An early viewing is recommended.

### Entrance Hall

Part double glazed pvc entrance door, electric panel heater, fitted carpet, doors leading off to:

### Living Room

15'8" x 11'1" (4.80 x 3.40)

Double aspect double glazed windows to front and side aspects, radiator, tv point, fitted carpet.

### Kitchen

11'8" x 7'1" (3.56 x 2.18)

White gloss fitted kitchen with wall and matching base units with roll top work surfaces over, space and plumbing for a washing machine and dishwasher, white single drainer sink unit with mixer taps, built in electric double oven, part tiled walls, gas combination boiler, radiator, skylight, four ring gas hob and incorporated extractor hood over.

### Shower Room

8'5" x 5'5" (2.57 x 1.66)

Full width tiled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled flooring, towel rail/radiator, extractor fan, sky light, tiled walls.

### Bedroom 1

12'8" x 9'8" (3.88 x 2.95)

Plus built in wardrobe cupboard, double glazed window to front aspect, radiator, fitted carpet.







### Bedroom 2

12'0" x 11'2" (3.68 x 3.41)

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

### Outside

The property is on the end of a block of four bungalows and has an established front garden area which is lawned with shrub and flower beds bordering. Pathway leading to the entrance. Adjacent to the property is an allocated car parking space and visitors parking space.

### Tenure

Leasehold - 999 year lease which commenced in 1994, with a £1 per annum peppercorn ground rent.

There is a service charge payable of £456 per annum which includes maintenance of the garden.

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### 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.

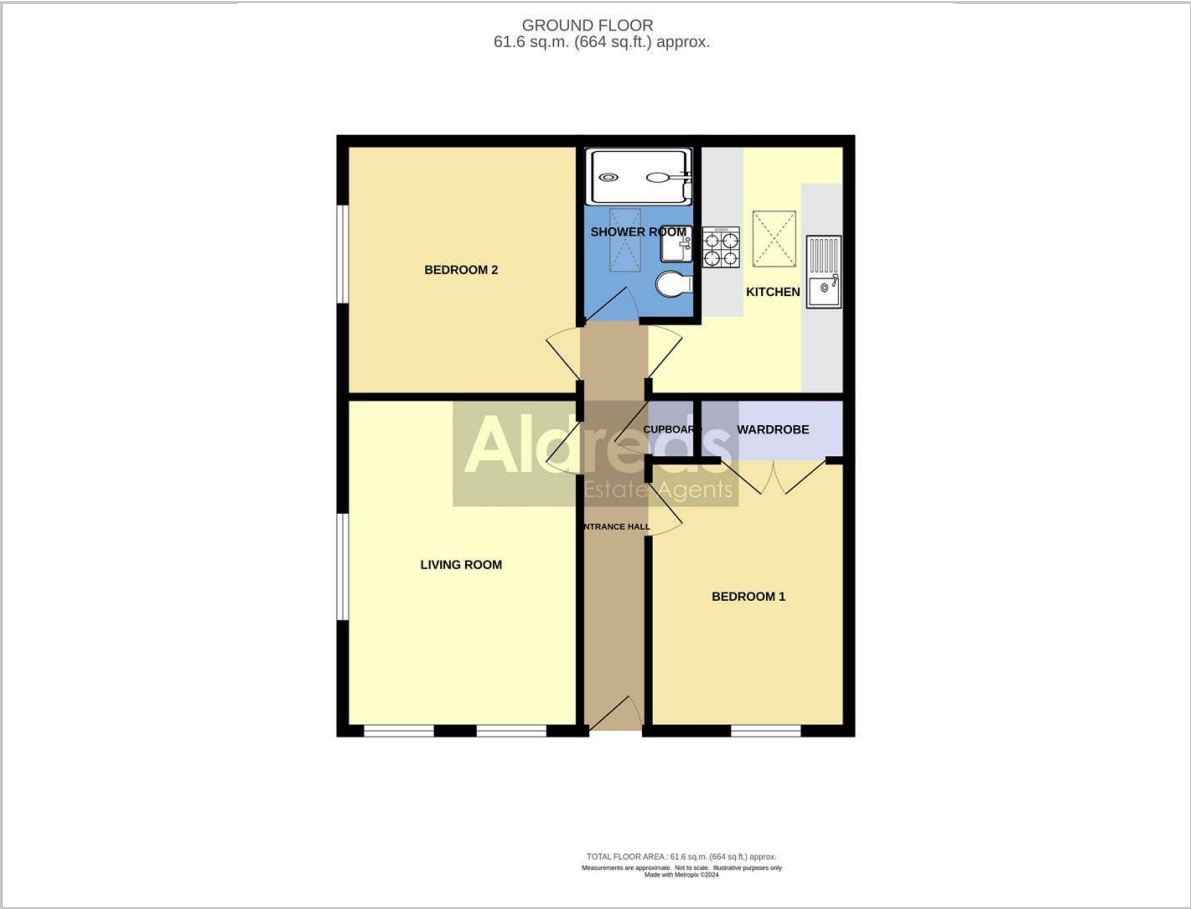
### Directions

From the Yarmouth office head south along South Quay, turn left into Queens Road, continue over the traffic lights where the property can be found on the left hand side just before reaching the sea front.

Ref: Y12433/06/25/CF



Floor Plan

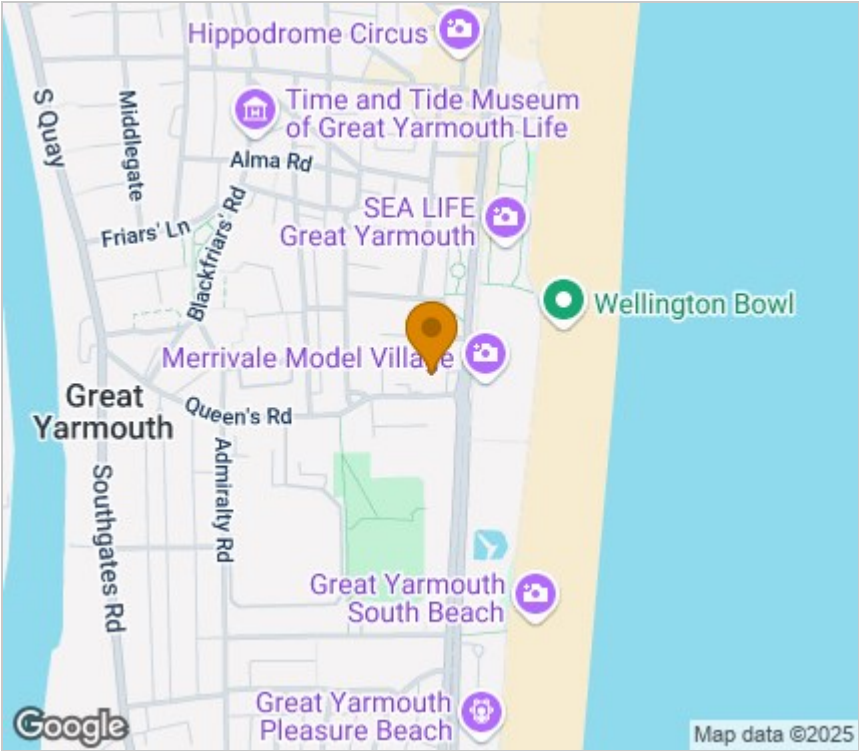


Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

