

Aldreds
Estate Agents

77 Albion Road
Great Yarmouth, NR30 2HU
£135,000



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Aldreds are pleased to offer this deceptively spacious mid terraced house in a convenient location betwixt the town centre and sea front offering an open plan living room, kitchen/breakfast room, rear lobby and cloakroom. On the first floor a landing serves two larger than average double bedrooms and a shower room. Outside there is a covered storm porch and south facing rear courtyard. This roomy property also benefits from double glazed windows, gas central heating and would make an ideal first home or investment purchase.

Open Plan Living Room

24'7" x 11'7" maximum (7.50 x 3.55 maximum)

Including the chimney breasts and staircase to first floor with open under stairs recess, red brick fireplace with side display area, tv point, two radiators, double glazed window and part double glazed pvc entrance door to front, door to:

Kitchen/Breakfast Room

11'3" x 11'0" (3.45 x 3.36)

Fitted with a range of walnut finish wall and matching base units with work surface over and matching splashback to walls, single drainer stainless steel sink unit, space and plumbing for a washing machine, vinyl flooring, radiator, double glazed window to rear, part glazed wood panelled door to:

Rear Lobby

Part glazed wood panelled door to rear, folding door to:

Cloakroom

Low level wc, radiator.

First Floor Landing

Deep built in storage cupboard, radiator, access to the loft space, doors leading off to:

Bedroom 1

12'9" x 11'8" (3.91 x 3.58)

Including the chimney breasts and built in wardrobe cupboards, radiator, double glazed window to front aspect.

Bedroom 2

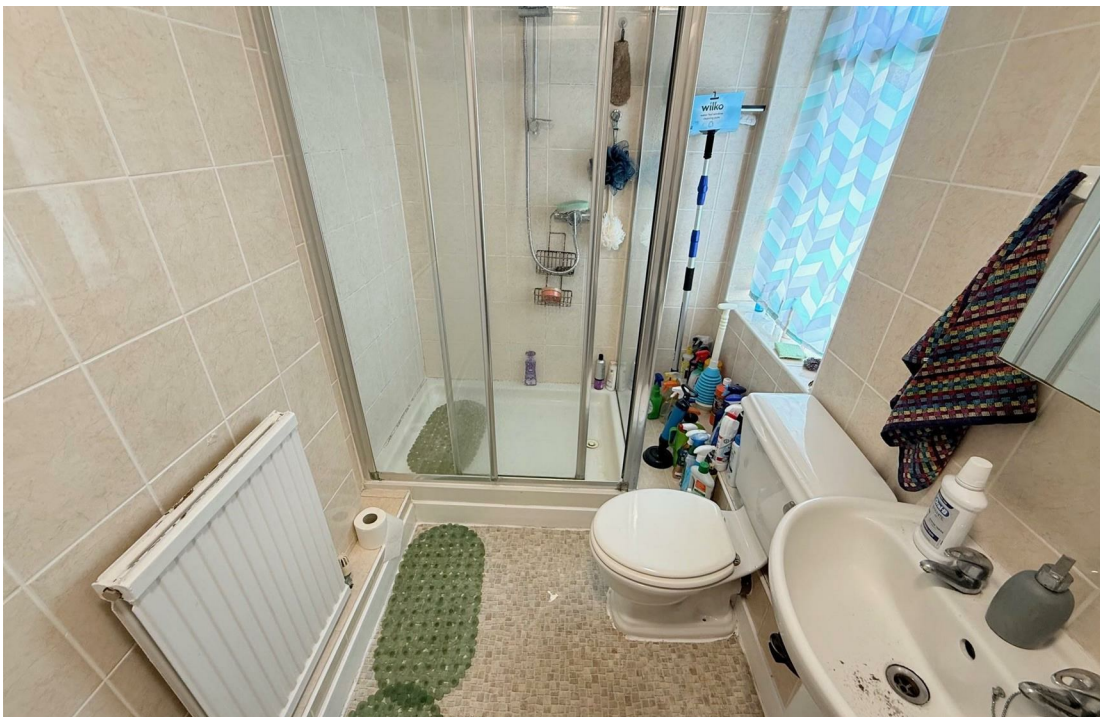
11'4" x 11'0" (3.46 x 3.36)

Double glazed window to rear aspect, radiator.

Shower Room

Part divided with a built in airing cupboard and adjacent boiler, door in to the shower room with a tiled shower cubicle and mains fed shower, pedestal wash basin, low level wc, frosted double glazed window to rear aspect.





Outside

To the front of the property is a recessed open storm porch to the entrance. To the rear is an enclosed courtyard which faces a southerly aspect with a gate leading to a service passageway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

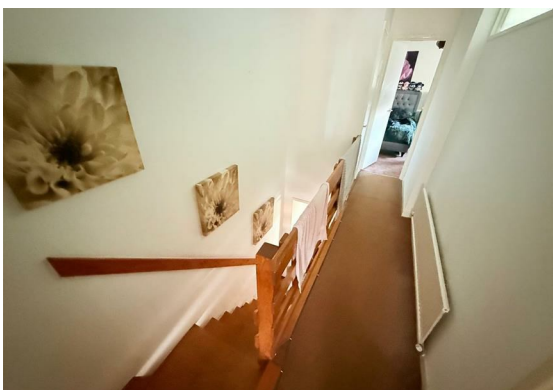
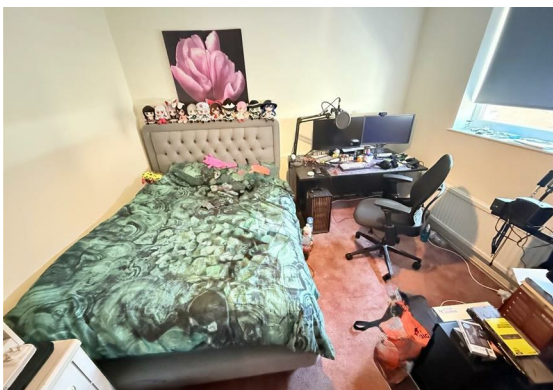
Location

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.

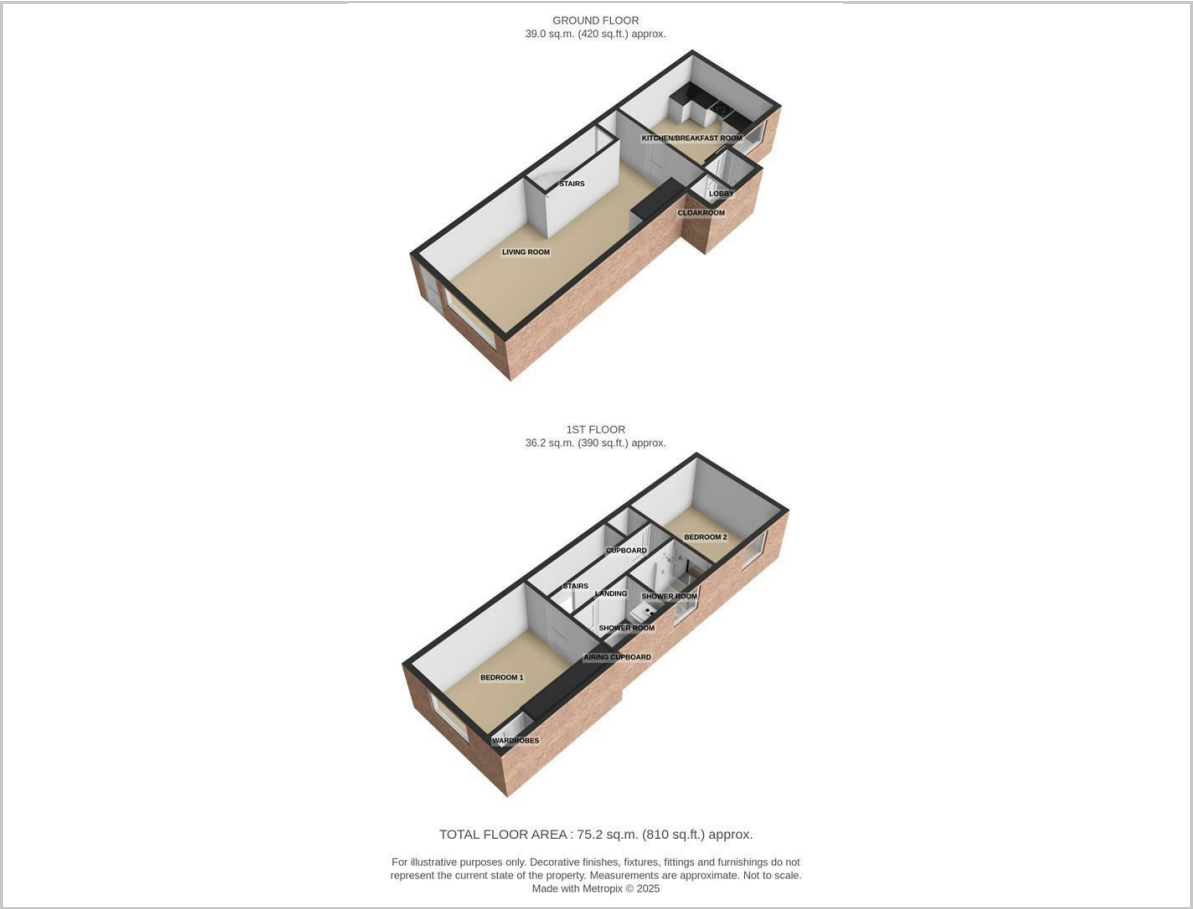
Directions

From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, at the next set of traffic lights turn right into Nelson Road North, continue over the next set of traffic lights into Nelson Road Central, turn right just before the former Great Eastern Public House into Albion Road where the property can be found on the left hand side.

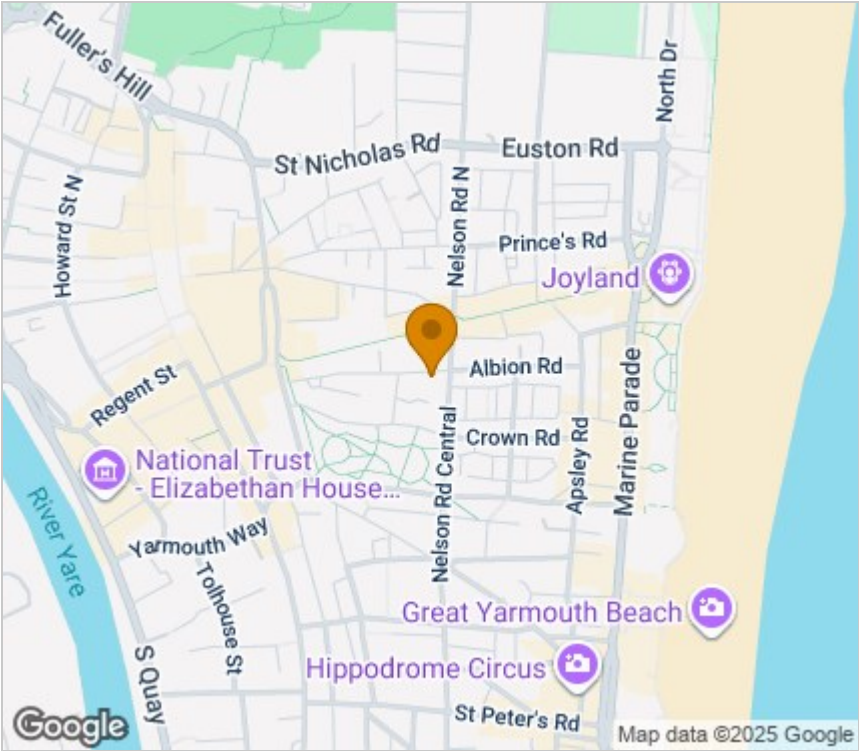
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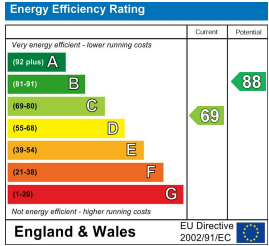
Floor Plan



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.

Disclaimer
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