

Aldreds
Estate Agents



10 Russell Road
Great Yarmouth, NR30 2JF
Price Guide £160,000



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GUIDE PRICE £160,000-£165,000 Aldreds are pleased to offer this spacious end terraced house in a convenient town centre location and a short walk to the sea front and local amenities. The property has been majority modernised benefitting from double glazed windows and partial gas central heating but does require further minor cosmetic work to make this an ideal family home or investment property. The accommodation comprises of entrance hall leading to a lounge, separate dining room, cloakroom, breakfast room/utility, new fitted kitchen, landing three separate double bedrooms spread over two floors, bathroom, forecourt and rear yard.

Lounge

15'1" x 11'1" (4.60 x 3.40)

Including the chimney breast, double glazed window to front aspect, wood effect laminate flooring, wall mount tv point, part double glazed composite entrance door, radiator, open access to:

Inner Hall

Fuse box, stairs to first floor with open under stairs recess, wood effect laminate flooring, access to:

Dining Room

11'5" x 8'10" (3.48 x 2.69)

Including the chimney breast, double glazed window to rear aspect, radiator, wood effect laminate flooring.

Kitchen

17'6" x 5'6" (5.33 x 1.68)

Newly installed modern grey gloss finish kitchen with wall and matching base units with white polished finish worktops over, built in electric oven, four ring ceramic hob and extractor over, part tiled walls, wood effect laminate flooring, wall mounted gas boiler, single drainer black cast sink with mixer tap, two radiators, part double glazed pvc rear entrance door, open access to:

Utility Room

6'5" x 5'8" (1.98 x 1.75)

Built in shelved storage space, fitted work surface with space and plumbing below for a washing machine and tumble dryer, wood effect laminate flooring, double glazed window to rear, access to:

Bathroom

6'9" x 6'5" (2.07 x 1.98)

White suite comprising corner panelled bath, pedestal wash basin, low level wc, part decorative panelled walls, wood effect laminate flooring, chrome towel rail/radiator, frosted double glazed window to rear.

First Floor Landing

Stairs to second floor, wood effect laminate flooring, doors off to:

Bedroom 1

14'6" x 11'4" (4.42 x 3.45)

Including the chimney breast, double glazed window to front aspect, wood effect laminate flooring, radiator.





Bedroom 2

11'7" x 8'10" (3.53 x 2.69)

Including the chimney breast, double glazed window to rear aspect, radiator, wood effect laminate flooring.

Family Bathroom

8'10" x 5'5" (2.69 x 1.65)

White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, frosted double glazed window to side aspect, tiled walls and flooring, chrome towel rail/radiator.

Second Floor

Bedroom 3

13'6" x 12'2" maximum (4.11 x 3.71 maximum (4.12 x 3.70 maximum))

With a part sloping ceiling with restricted headroom, double glazed dormer window to rear aspect, wood effect laminate flooring, radiator.

Outside

To the front of the property is a walled forecourt. To the rear is an enclosed yard with gated access.

Tenure

Freehold

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 * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

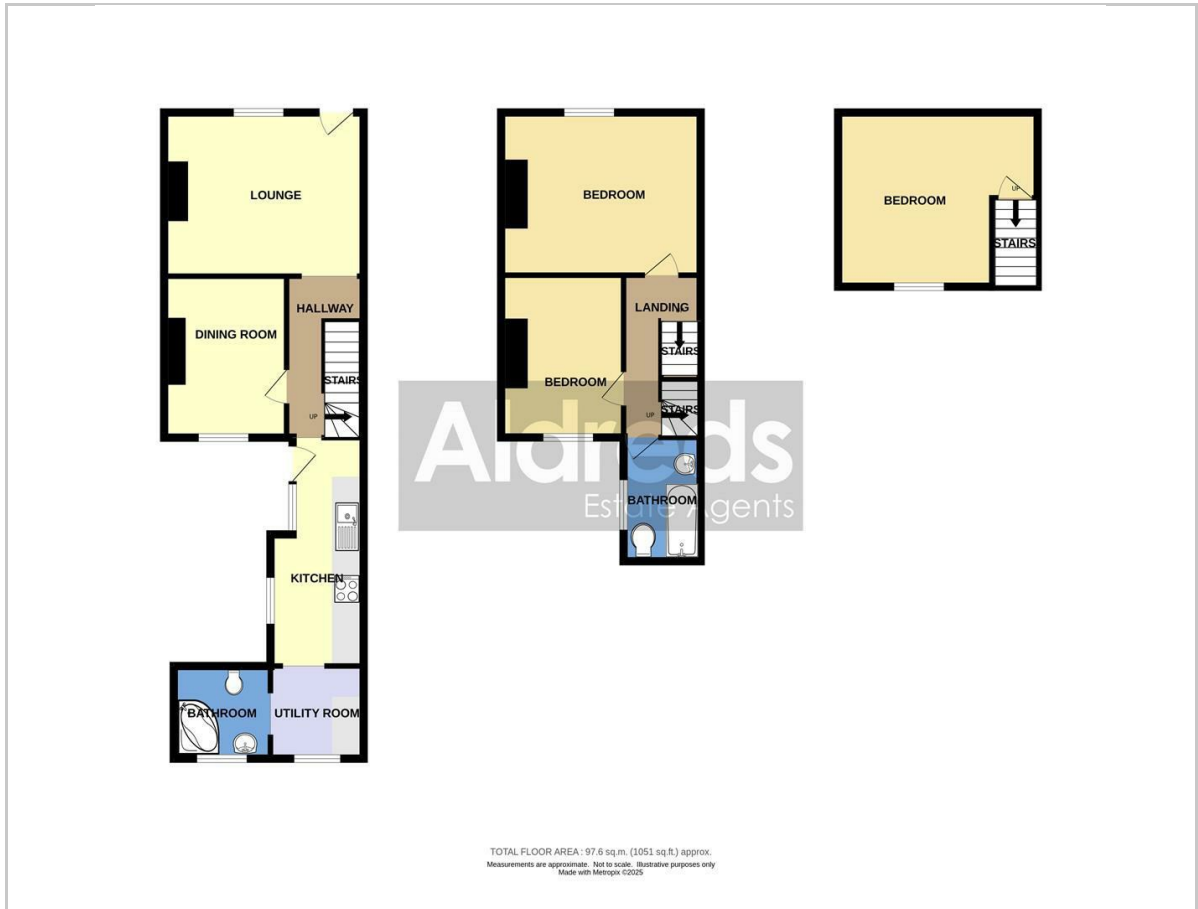
Directions

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 Sainsburys turn left into St Nicholas Road, at the next set of traffic lights turn right into Nelson Road Central, turn left into Albion Road, turn right into Russell Road where the property can be found on the left hand side.

Ref: Y12482



Floor Plan



Viewing

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

Disclaimer

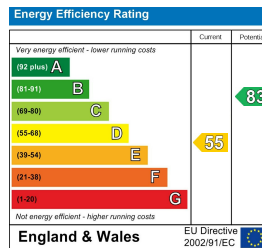
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Area Map



Energy Efficiency Graph



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