



Aldreds

Estate Agents

109 Alderson Road
, Great Yarmouth, NR30 1QQ
Guide Price £160,000



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Guide Price £160,000-£170,000. Aldreds are pleased to offer this attractively presented, spacious end terraced house in a sought after location close to schooling and local amenities. The property would make an ideal first home or investment property with accommodation comprising of an entrance porch, sitting room, dining room, kitchen and ground floor bathroom. On the first floor are three separate bedrooms and family bathroom off of a landing. Outside there is a forecourt and enclosed rear yard. The property also benefits from double glazed windows, gas central heating and is offered chain free.

Entrance Porch

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

Lounge

12'7" x 10'9" (3.85 x 3.28)

Including the chimney breast with a tiled open fireplace, tiled hearth and wooden fire surround, double glazed bay window, tv point, radiator, door to:

Inner Lobby

Stairs to first floor, access to:

Dining Room

13'0" x 10'11" (3.98 x 3.33)

Including the chimney breast, plus under stairs cupboard, radiator, tv point, double glazed window to rear aspect, door to:

Kitchen

12'0" x 7'7" (3.67 x 2.32)

Coloured wall and matching base units with work surfaces over, single drainer stainless steel sink unit, electric cooker point, part tiled walls, tile effect laminate flooring, wall mounted gas boiler, double glazed window, radiator, pvc door to rear, door to:

Bathroom

7'9" x 5'3" (2.37 x 1.62)

White suite comprising panelled bath, pedestal wash basin, low level wc, part tiled walls, radiator, frosted double glazed window to rear.

First Floor Landing

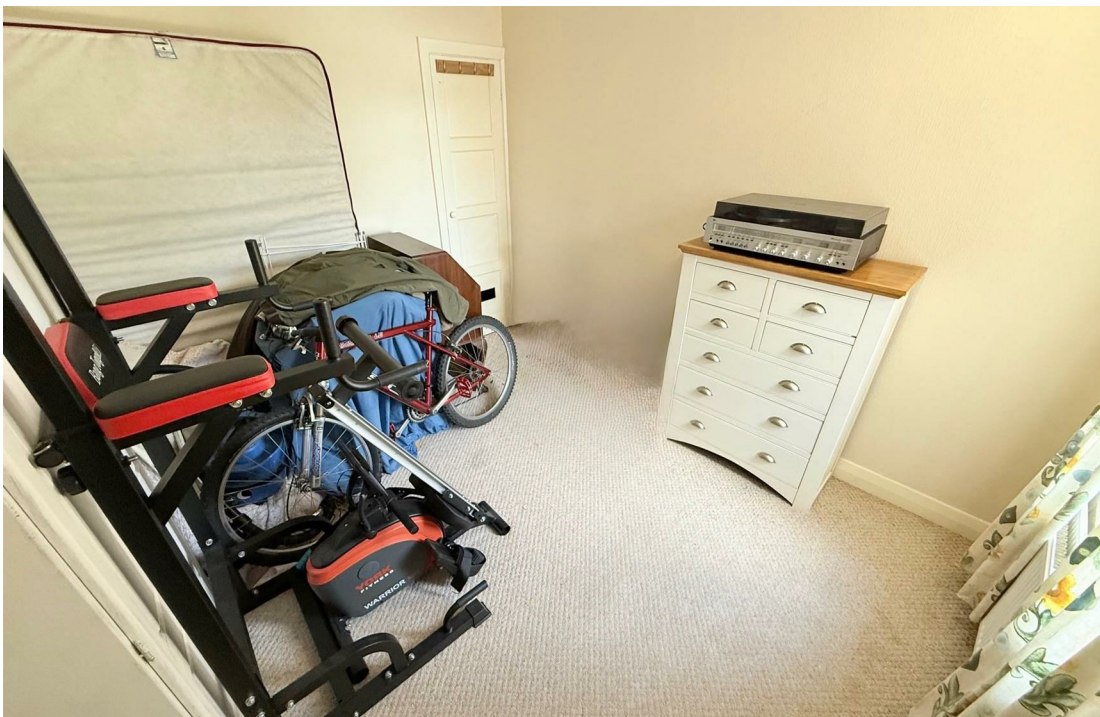
Radiator, doors leading off to:

Bedroom 1

12'5" x 10'3" (3.81 x 3.14)

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





Bedroom 2

10'11" x 10'2" (3.33 x 3.11)

Plus over stairs wardrobe cupboard, radiator, double glazed window to rear aspect, fitted carpet.

Bedroom 3

7'6" x 6'0" (2.31 x 1.84)

Plus door recess, radiator, double glazed window to rear aspect.

Family Bathroom

5'5" x 4'10" (1.66 x 1.49)

White suite comprising panelled bath with electric shower fitting over, low level wc, pedestal wash basin, part tiled walls, frosted double glazed window to side aspect.

Outside

To the front is walled forecourt. A side passageway leads to a timber gated access in to the rear concreted courtyard with a timber shed.

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 gives 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, continue over the roundabout, turn right just after the Magistrates Court into Garrison Road, turn left into Alderson Road where the property can be found towards the far end on the left hand side.

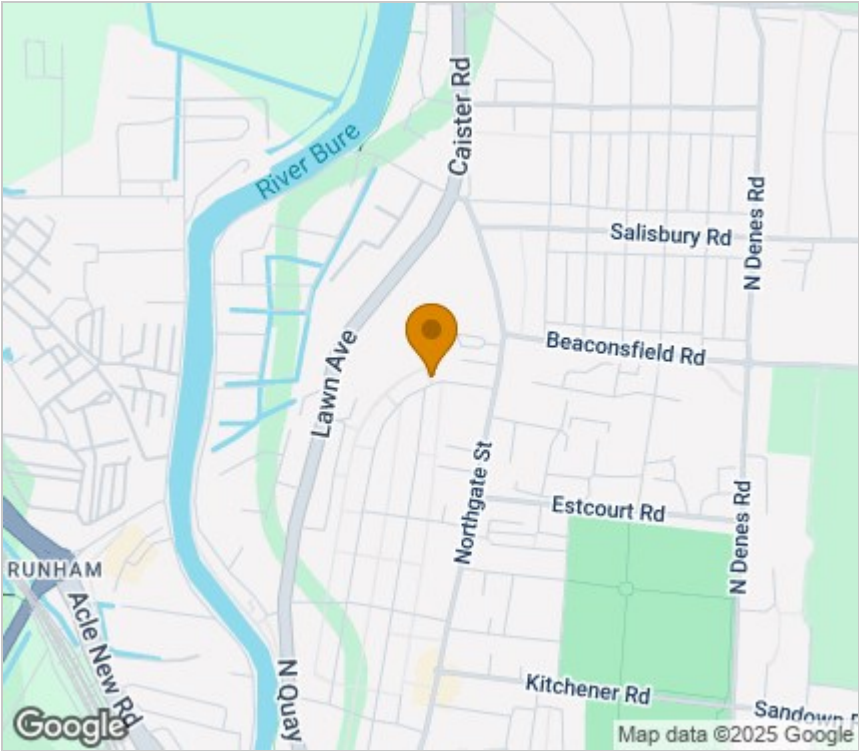
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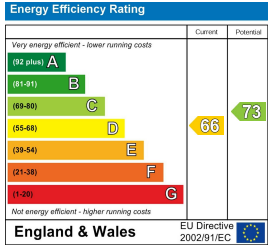
Floor Plan



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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