

Aldreds
Estate Agents



55 Jellicoe Road

Great Yarmouth NR30 4AN

Price Guide £200,000-£210,000



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GUIDE PRICE £180,000-£200,000 Aldreds are pleased to offer this deceptively spacious, extended mid terraced house in a sought after location to the north of the main town centre. The property is offered with vacant possession and would make an ideal family/first home with accommodation comprising of an entrance hall, lounge/dining room, kitchen/breakfast room, first floor landing, three good sized bedrooms and bathroom. Outside there is a front garden with driveway parking and to the rear a sun trap low maintenance south facing garden. The property also benefits from double glazed windows and gas central heating. An early viewing is recommended.

Entrance Hall

Part glazed wood panelled entrance door, stairs to first floor with under stairs cupboard, radiator, doors leading off to:

Lounge/Dining Room

Lounge Area

11'5" x 11'4" (3.50 x 3.47)

Including the chimney breast with a brick open fireplace and matching side display area, tiled hearth, tv point, double glazed window to front aspect, radiator, brick arch to:

Dining Area

11'4" x 9'11" (3.46 x 3.03)

radiator, double doors to:

Kitchen/Breakfast Room

16'4" x 17'0" narrowing to 8'11" (5.00 x 5.19 narrowing to 2.72)

Extended kitchen with lots of space and a fitted wood grain finish kitchen with shaker style wall and matching base units with granite effect polished finish worksurfaces and matching splashback panels, built in electric oven, four ring gas hob and extractor hood over, single drainer one and a half bowl stainless steel sink unit, space and plumbing for a washing machine, double glazed window to rear, part tiled walls, radiator, space for a table, part double glazed pvc door to rear.

First Floor Landing

Access to the loft space, doors leading off to:

Bedroom 1

10'11" x 10'4" (3.35 x 3.16)

Double glazed window to front aspect, radiator.

Bedroom 2

10'4" x 9'11" (3.16 x 3.03)

Double glazed window to rear aspect, radiator.





Bedroom 3

6'9" x 6'5" (2.08 x 1.96)

Double glazed window to front aspect, radiator.

Bathroom

White suite comprising panelled bath with electric shower fitting over, low level wc, pedestal wash basin, part tiled walls, airing cupboard housing the hot water cylinder with fitted immersion heater, frosted double glazed window to rear aspect, radiator.

Outside

To the front of the property a dropped provides access to a block pavior driveway with planted side borders and path way to the entrance. To the rear steps lead down to a low maintenance garden which is laid with concrete patio and lawn. At the bottom of the garden is a shed and gated access on to a rear service road where additional on street parking can be found. The rear garden is very light and sunny with a south facing aspect.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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 Haven Bridge proceed north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, at the next set of traffic lights just after the petrol station turn right into Jellicoe Road where the property can be found on the right hand side.

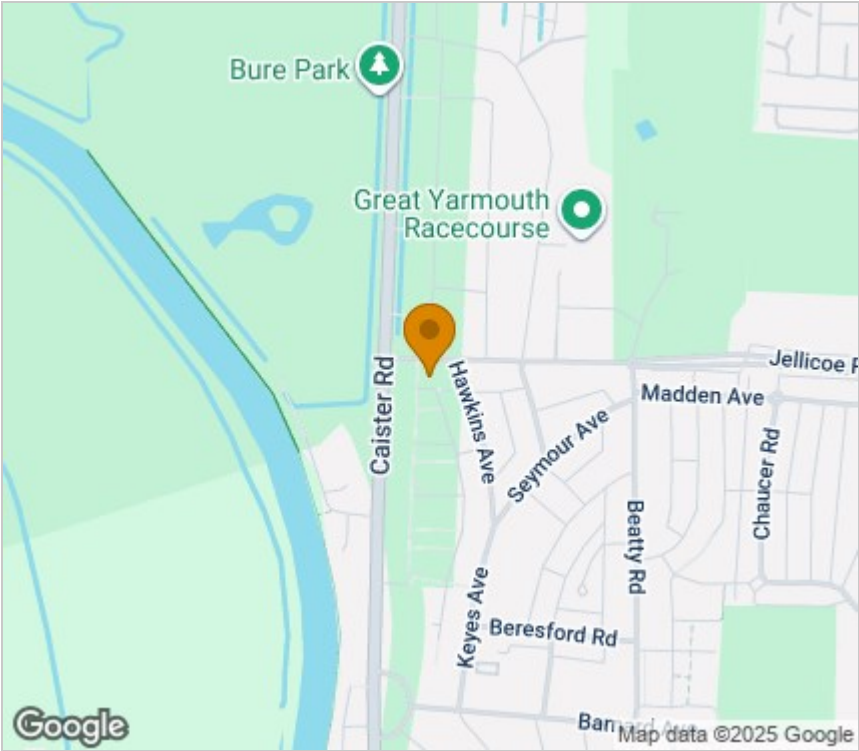
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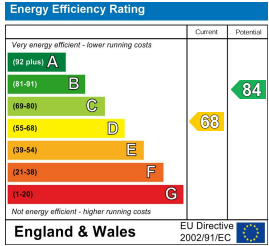
Floor Plan



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.

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