

Aldreds
Estate Agents

13 Malakoff Road
Great Yarmouth, NR30 3BS
£90,000



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Aldreds are pleased to offer this spacious mid terraced house that would make an ideal investment property or first home purchase with accommodation comprising of a living room, kitchen, small landing, two bedrooms and a bathroom. Outside there is a small covered rear yard. The property also benefits from gas central heating, double glazed windows and is in a convenient location for the sea front and local amenities.

Living Room

18'6" x 11'11" (5.66 x 3.65)

Including the staircase to first floor with under stairs cupboards, two chimney breasts, radiator, double glazed windows to front and rear aspect, tv point, part double glazed pvc entrance door, access to:

Kitchen

8'7" x 5'4" (2.62 x 1.64)

Fitted kitchen with wood finish wall and matching base units with work surface over, electric cooker point, space and plumbing for a washing machine, single drainer stainless steel sink unit, part tiled walls, double glazed window, part glazed wood panelled rear entrance door.

First Floor Small Landing

Doors leading off to:

Bedroom 1

11'11" x 9'7" (3.65 x 2.94)

Including the chimney breast, double glazed window to front aspect, radiator.

Bedroom 2

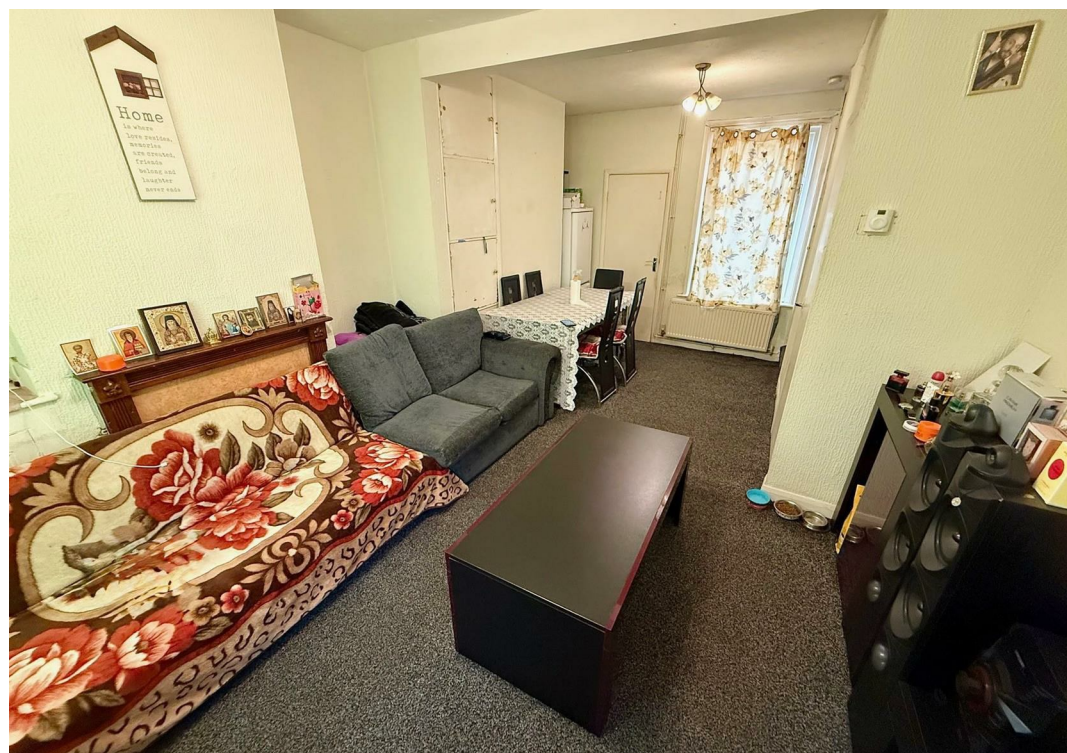
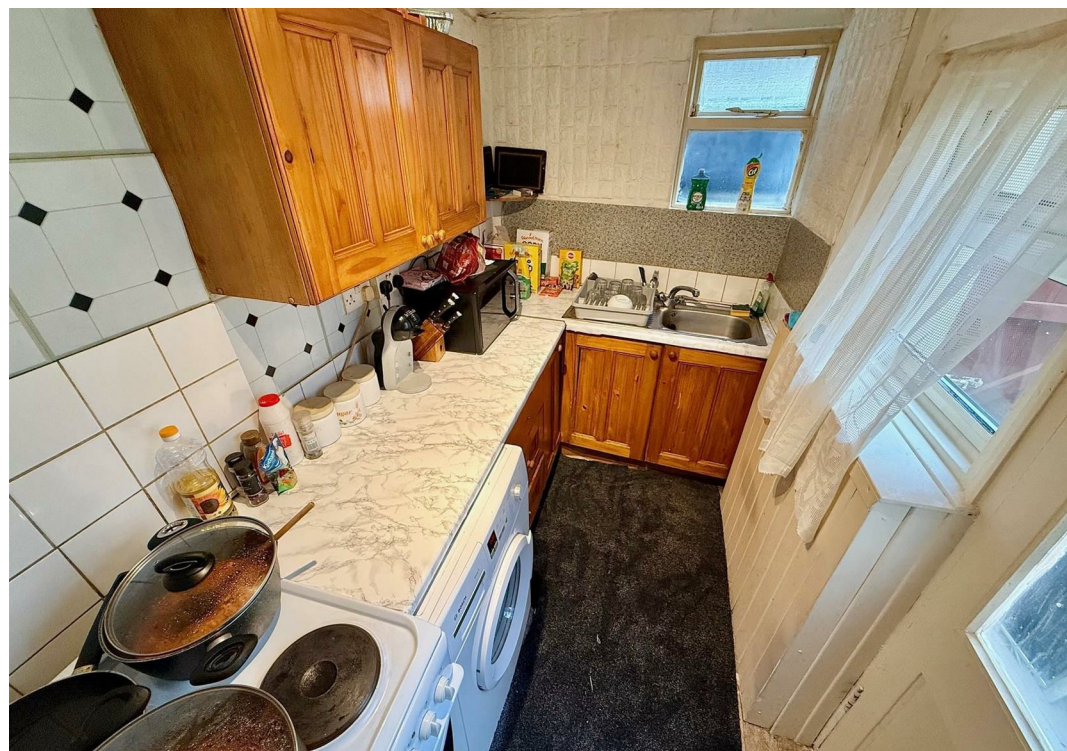
9'5" x 8'4" (2.89 x 2.56)

Including the chimney breast and built in storage cupboards, radiator, double glazed window to rear aspect, door to:

Bathroom

8'10" x 5'5" (2.71 x 1.67)

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, airing cupboard housing the gas boiler, radiator, frosted double glazed window to rear aspect.





Outside

To the rear is a covered yard area with a gate to the rear pedestrian access passageway.

Tenure

Freehold

Agents Note

Although the property is currently tenanted the tenants have been given the appropriate notice to leave the property but could be kept on if required. At present the current monthly rent is £530 pcm.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

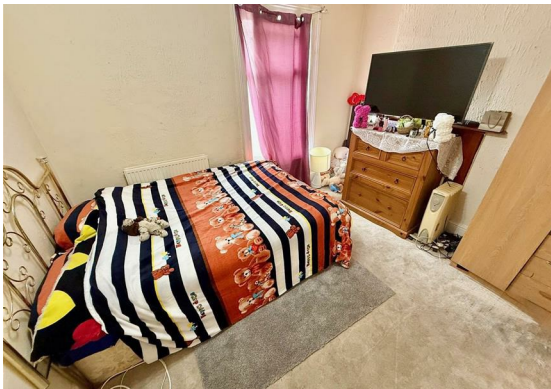
Location

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 south along South Quay, turn left into Nottingham Way, turn right and immediately left into St Peters Road, turn left into Nelson Road Central and continue along and where the road bends left turn right in to Malakoff Road.

Ref: Y12514



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

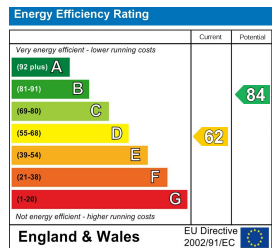
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Area Map



Energy Efficiency Graph



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